

RECEIVED MAY 13 2002

THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, CHRISTINE R. MARTINEZ, City Secretary of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City and that the above and foregoing is a true and correct copy of Ordinance No. Z-02-01-24-8B1. This ordinance was approved and adopted by the City Council of the City of Round Rock, Texas, at two meetings which were held on the 10th day of January, 2002 and the 24th day of January 2002 and recorded in the minutes of the City of Round Rock Book 46.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 8th day of May 2002.

Christine R. Martinez
CHRISTINE R. MARTINEZ, City Secretary



ORDINANCE NO. 2-02-01-24-8B1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 11.305(2), CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 105.31 ACRES OF LAND IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS PLANNED UNIT DEVELOPMENT (PUD) DISTRICT NO. 56.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to zone the property described in Exhibit "1", attached hereto and incorporated herein, as District Planned Unit Development (PUD) No. 56, said Exhibit being attached hereto and incorporated herein, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 28th of November, 2001, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that PUD No. 56 be amended as shown herein, and

WHEREAS, on the 20th day of December, 2001, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 11.300, Code of Ordinances (1995 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROUND ROCK,
TEXAS:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 56 meets the following goals and objectives:

- (1) The development in PUD No. 56 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 56 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 56 does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.
- (4) P.U.D. No. 56 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.

- (5) P.U.D. No. 56 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Section 11.305(2), Code of Ordinances (1995 Edition), City of Round Rock, Texas is hereby amended so that the zoning classification of the property described in Exhibit "1", attached hereto and incorporated herein shall be, and is hereafter designated as District Planned Unit Development (PUD) No. 56, and that the Mayor is hereby authorized and directed to enter into the Agreement and Development Plan for PUD No. 56 attached hereto as Exhibit "2", which agreement shall govern the development and use of said property.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which

this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.


By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this _____ day of _____, 2001.

Alternative 2.

READ and APPROVED on first reading this the 10th day of January, 2002 ^{cem}

READ, APPROVED and ADOPTED on second reading this the 24th day of January, 2002 ^{cem}



ROBERT A. STLUKA, JR., Mayor
City of Round Rock, Texas

ATTEST:



CHRISTINE R. MARTINEZ, City Secretary

LIST OF EXHIBITS

ORDINANCE

Exhibit	<u>Description</u>
Exhibit "1"	Field Notes
Exhibit "2"	Development Agreement

105.31 Acres P.U.D. Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2288R(CMS)
January 7, 2002
SAM, Inc. Job No. 22005-01

DESCRIPTION OF A 105.31 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, A PORTION OF THAT CALLED 10.30 ACRE TRACT DESCRIBED IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, AND DEDICATED AS A.W. GRIMES BOULEVARD, EXECUTED MAY 31, 2001 AND RECORDED UNDER DOCUMENT NUMBER 2001038661, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 105.31 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line for Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, also being the northeast corner of a proposed 2.62 acre tract of land for additional right-of-way purposes and the northeast corner of said 105.508 acre tract, and from which point a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract bears S 21° 00' 10" E, a distance of 1988.95 feet;

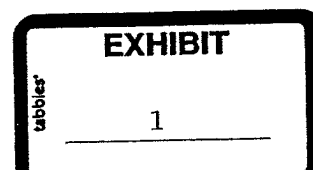
THENCE S 21° 00' 10" E, with the west line of said 5.000 acre tract, being the east line of said 2.62 acre tract, a distance of 39.66 feet to a concrete monument with brass disk found for the southeast corner of said 2.62 acre tract, being the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21° 00' 10" E, continuing with the west line of said 5.000 acre tract, the west line of Revised Interchange Business Park Section One, a plat of record filed in Cabinet J, Slides 24-25, Plat Records of Williamson County, Texas, and the west line of A Replat Of Interchange Business Park Section 2, a plat of record filed in Cabinet N, Slides 196-199, Plat Records of Williamson County, Texas, a distance of 1752.09 feet to a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract, being the northeast corner of Lot 2, Block A, Dupont Subdivision as recorded in Cabinet O, Slide 102-103 of the Plat Records of Williamson County, Texas;

THENCE S 71° 45' 44" W, with the north line of said Lot 2 Dupont Subdivision same being a south line of said 105.508 acre tract passing at a distance of 1082.24 feet a 1/2-inch iron rod found for an ell corner of said 105.508 acre tract, same being the northwest corner of said Lot 2 and the northeast corner of a proposed 0.55 acre tract, continuing for a total distance of 1084.76 feet to a 1/2-inch iron rod with cap set for a point of curvature;

THENCE continuing across said 105.508 acre tract, with the northerly lines of said 0.55 acre tract, the following three (3) courses and distances:

1. with the arc of a curve to the left, a distance of 39.74 feet through a central angle of 06° 09' 14", having a radius of 370.00 feet and a chord which bears S 55° 44' 49" W, a distance of 39.72 feet to a 1/2-inch iron rod set for a point of tangency,
2. S 52° 40' 11" W, a distance of 36.39 feet to a 1/2-inch iron rod with cap set for a point of curvature, and
3. with the arc of a curve to the left, a distance of 22.71 feet through a central angle of 86° 44' 22", having a radius of 15.00 feet and a chord which bears S 09° 18' 00" W, a distance of 20.60 feet to a 1/2-inch iron rod set for a point of reverse curvature on the easterly right-of-way line of said A.W. Grimes Boulevard;



105.31 Acres P.U.D. Tract
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THENCE with the curving easterly right-of-way line of said A.W. Grimes Boulevard, being the westerly line of said 0.55 acre tract, to the right, a distance of 303.15 feet through a central angle of $22^{\circ} 22' 38''$, having a radius of 776.20 feet and a chord which bears $S 22^{\circ} 52' 52'' E$, a distance of 301.23 feet to a $\frac{1}{2}$ -inch iron rod with cap set for the southwest corner of said 0.55 acre tract, and being a southerly angle point of the tract described herein;

THENCE $N 78^{\circ} 20' 00'' E$, with the south line of said 0.55 acre tract, a distance of 75.06 feet to a $\frac{1}{2}$ -inch iron rod with cap set on the west line of said DuPont Subdivision, being a southeasterly line of said 105.508 acre tract, said point being the southeast corner of said 0.55 acre tract and a southerly angle point of the tract described herein;

THENCE $S 20^{\circ} 35' 01'' E$, with the west line of said DuPont Subdivision, being a southeasterly line of said 105.508 acre tract and the tract described herein, a distance of 856.47 feet to a $\frac{1}{2}$ -inch iron rod found for the northeast corner of Lot 2, Block A, George Subdivision, a plat recorded under Document Number 9735546 and filed in Cabinet O, Slides 338-339, Plat Records of Williamson County, Texas;

THENCE $S 69^{\circ} 10' 15'' W$, leaving the west line of said DuPont Subdivision, with the north line of said George Subdivision, being the south line of said 105.508 acre tract and the tract described herein, passing at a distance of 358.78 feet a $\frac{1}{2}$ -inch iron rod with cap found on the easterly right-of-way line of said A.W. Grimes Boulevard, said point being the most southerly southeast corner of said 10.30 acre tract, continuing a distance of 60.46 feet for a total distance of 419.24 to a calculated point for the southerly terminus of the centerline of said A.W. Grimes Boulevard, and from which point a $\frac{1}{2}$ -inch iron rod with cap found for the most southerly southwest corner of said 10.30 acre tract bears $S 69^{\circ} 10' 15'' W$, a distance of 9.58 feet

THENCE leaving the north line of said George Subdivision, with the centerline of said A.W. Grimes Boulevard, the following seven (7) courses and distances:

1. with the arc of a curve to the right, a distance of 404.11 feet through a central angle of $16^{\circ} 09' 51''$, having a radius of 1432.39 feet and a chord which bears $N 05^{\circ} 50' 07'' W$, a distance of 402.77 feet to a calculated point of tangency,
2. $N 02^{\circ} 14' 49'' E$, a distance of 349.90 feet to a calculated point of curvature,
3. with the arc of a curve to the left, a distance of 1105.46 feet through a central angle of $88^{\circ} 26' 12''$, having a radius of 716.20 feet and a chord which bears $N 41^{\circ} 58' 17'' W$, a distance of 998.94 feet to a calculated point of tangency,
4. $N 86^{\circ} 11' 23'' W$, a distance of 237.30 feet to a calculated point of curvature,
5. with the arc of a curve to the right, a distance of 1018.89 feet through a central angle of $66^{\circ} 13' 40''$, having a radius of 881.47 feet and a chord which bears $N 53^{\circ} 04' 33'' W$, a distance of 963.11 feet to a calculated point of tangency,
6. $N 19^{\circ} 57' 42'' W$, a distance of 288.04 feet to a calculated point of curvature, and
7. with the arc of a curve to the right, a distance of 625.84 feet through a central angle of $17^{\circ} 12' 39''$, having a radius of 2083.48 feet and a chord which bears $N 11^{\circ} 21' 23'' W$, a distance of 623.49 feet to a calculated angle point;

105.31 Acres P.U.D. Tract
Asa Thomas Survey A-609
Williamson County, Texas

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THENCE N 29° 26' 50" E, passing at a distance of 113.52 feet a concrete monument with brass disk found on the easterly right-of-way line of said A.W. Grimes Boulevard, being a westerly line of said 105.508 acre tract, said point being the most westerly southwest corner of said 2.62 acre tract, continuing 64.32 feet for a total distance of 177.84 feet to a concrete monument with brass disk found for an angle point;

THENCE with southerly lines of said 2.62 acre tract, being northerly lines of the tract described herein, the following six (6) courses and distances:

1. N 42° 56' 03" E, a distance of 50.00 feet to a concrete monument with brass disk found for an angle point,
2. N 56° 25' 17" E, a distance of 64.32 feet to a concrete monument with brass disk found for an angle point,
3. N 88° 18' 34" E, a distance of 919.46 feet to a concrete monument with brass disk found for an angle point,
4. S 89° 55' 29" E, a distance of 182.69 feet to a concrete monument with brass disk found for a point of curvature,
5. with the arc of a curve to the left, a distance of 195.27 feet through a central angle of 01° 56' 55", having a radius of 5741.58 feet and a chord which bears N 89° 06' 03" E, a distance of 195.26 feet to a concrete monument with brass disk found for a point of tangency, and
6. N 88° 07' 39" E, a distance of 818.96 feet to the **POINT OF BEGINNING** and containing 105.31 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

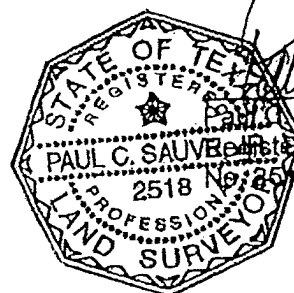
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during October 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 8th day of January 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704



Paul C. Sauve, Jr.
Registered Professional Land Surveyor
2518 - State of Texas

**AGREEMENT AND DEVELOPMENT PLAN
TOWN CENTRE PUD
PLANNED UNIT DEVELOPMENT NO. 56**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and TODAY PRA HICKERSON, L.P., a Texas limited partnership its successors and assigns, having their offices at 17440 N. Dallas Parkway, Suite 230, Dallas, Texas, 75287 (hereafter referred to as the "Owner"). For purposes of this Agreement, the term Owner shall mean TODAY PRA HICKERSON, L.P., its respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 105.31 acres, as more particularly described in Exhibit "A", (herein after referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, The Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD").

WHEREAS, pursuant to Chapter 11, Section 11.316(8), Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted a Development Plan setting forth, the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on November 28, 2001, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. **CONFORMITY WITH DEVELOPMENT PLAN**

That all uses and development within the Property shall conform to the Development Plan included in Section II herein.

2. **CHANGES AND MODIFICATIONS**

No changes or modifications will be made to this Agreement or the Development Plan unless all provisions pertaining to changes or modifications as stated in Section II.14 below are followed.

3. **ZONING VIOLATION**

The Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1.601, Code of Ordinances, (1995 Edition), City of Round Rock, Texas, as amended.

4. **LIENHOLDER CONSENT**

That the lien holder of record has consented to this Agreement and Development Plan, including any and all dedications to the public. Lien holder consent is attached hereto and incorporated herein as **Exhibit "B"**.

5. **MISCELLANEOUS PROVISIONS**

5.1 **Assignment.**

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling or leasing the Property or portions of the Property, together with all development rights and obligations contained in this Agreement and Development Plan, and no consent shall be required in connection with such sale or lease provided the purchaser or tenant assumes Owner's obligations in writing as to such portions of the Property.

5.2 Necessary Documents and Actions.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

5.3 Severability.

In case one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

5.4 Entire Agreement.

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 Applicable Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue.

All obligations of the parties created hereunder are performable in Williamson County, Texas and venue for any action arising hereunder shall be in Williamson County.

5.7 No Third Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

5.8 Duplicate Originals.

This Agreement may be executed in duplicate original, each of equal dignity.

5.9 Notices.

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER

CITY OF ROUND ROCK

TODAY PRA HICKERSON, L.P.
17440 N. Dallas Parkway, Suite 230
Dallas, Texas 75287
Attn: Leon J. Backes

City of Round Rock, Texas
221 East Main Street
Round Rock, Texas 78664
Attn: Director of Planning

5.10 Effective Date.

This Agreement shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within 90 days following receipt by the Owner of the written confirmation of the decision.

5.12 Binding Effect.

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

5.13 Sunset Provision

In the event that this Planned Unit Development is not recorded within four years from the date the Planned Unit Development is approved by the City Council, then the Planned Unit Development shall be automatically voided, and the property described herein shall be zoned Single Family-Residential (SF-1).

5.14 Termination of previous PUD

This Agreement and Development Plan supercedes the Agreements and Development Plans adopted by Ordinances Z-99-03-25-9C1 and Z-99-03-25-9C2 as they apply to the Property described in **Exhibit "A"** of this agreement only.

The original Agreements and Development Plans adopted by Ordinances Z-99-03-25-9C1 and Z-99-03-25-9C2 continue in effect for the portions of the property described in the original agreements that are not part of this Agreement and Development Plan.

II

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition) as amended, City of Round Rock, Texas, hereinafter referred to as "the Code"

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 106.55 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, attached hereto.

3. PURPOSE

The purpose of this Plan is to insure a PUD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse affect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. PERMITTED USES

The Property shall be used as shown in **Exhibit "C"**, attached hereto and incorporated herein.

6. DEVELOPMENT STANDARDS

The Property shall be developed in accordance with the Development Standards set forth in **Exhibit "D"**, attached hereto and incorporated herein.

7. BUILDINGS

Building size, dimension, height and setbacks for all parcels shall be as modified in **Exhibit "D"**, attached hereto, as applicable to each parcel and its designated use.

8. LANDSCAPING AND BUFFERING

Landscaping and buffering shall be as modified in **Exhibit "D"**, attached hereto, as applicable to each parcel and its designated use.

9. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Director of Public Works, all electrical, telephone and cablevision distribution and service lines, other than overhead lines, which are, three phase or larger, shall be placed underground.

10. DRIVEWAY ACCESS TO A. W. Grimes Boulevard and Gattis School Road:

10.1 Parcel 1 (Office Tract), identified on **Exhibit "C"**, shall be permitted two driveways onto Gattis School Road. These access drives shall be located a minimum of two hundred feet (200') from the centerline of Joyce Lane. The most westerly driveway shall be located at the western boundary of Parcel 1 and shall provide a joint access drive with the most easterly drive permitted on Parcel 2. **Parcel 1** shall also have access to Gattis School Road from an extension of Joyce Lane, which shall be constructed by the Owner as a Public Street pursuant to City standards and, as generally shown on **Exhibit "C-1"** (additional access drives to Parcel 1 shall be permitted onto the extension of Joyce Lane)

- 10.2 Parcel 2 (Commercial Tract), identified on Exhibit "C", shall be permitted four driveways to access Gattis School Road to be located as follows.**
- 10.2.1** The most easterly driveway shall be located immediately abutting Parcel 1 and provide joint access to both the Commercial Tract and the Office Tract.
 - 10.2.2** The most westerly driveway shall be located 200' west of South Creek Drive.
 - 10.2.3** The third driveway shall be aligned with South Creek Drive.
 - 10.2.4** The fourth driveway shall be located a minimum of two hundred feet (200') from any other driveway on the tract (measured between driveway centerlines).
- 10.3 Parcel 2 (Commercial Tract), identified on Exhibit "C", shall be permitted five access points to A. W. Grimes Boulevard to be located as follow.**
- 10.3.1** The most northerly access shall be located at minimum of two hundred feet (200') south of the Gattis School Road right of way (measured from the boundary after additional right of way dedication identified on **Exhibit C** of this agreement).
 - 10.3.2** The second access shall be located to align with the median cut proposed for A. W. Grimes Boulevard approximately six hundred feet (600') south of Gattis School Road. The exact location shall be approved in writing by the City Traffic Engineer.
 - 10.3.3** The third and fourth access points shall be provided by way of Town Centre Drive, a public street, which shall be aligned with the two median cuts designed for A. W. Grimes approximately as shown on **Exhibit C-1** to this agreement. The exact location of the median cuts shall be approved in writing by the City Traffic Engineer.
 - 10.3.4** The fifth access shall be located between the two intersections described in section 10.3.3 above and shall be a minimum of two hundred feet (200') from either of those access points.
- 10.4 Parcel 3A (Townhouse Tract), identified on Exhibit "C", shall be permitted no direct access to either Gattis School Road or A. W. Grimes Boulevard. Driveway access shall be to Town Centre Drive. A minimum distance of two**

hundred feet (200') shall be maintained between all driveways and/or street intersections.

10.5 Parcel 3B (Townhouse Tract), identified on Exhibit "C", shall be permitted one access to A. W. Grimes Boulevard at the location generally shown on Exhibit C.

10.6 Parcel 4 (Single-family Residential Tract), identified on Exhibit "C", shall access Gattis School Road by extending Joyce Lane as a public street. Joyce Lane shall be constructed, by the owner, to the northern boundary of Parcel 4 as part of the construction requirements for the first plat of Parcel 4 or at such earlier time chosen by the Developer. The intersection of this street shall be aligned with Joyce Lane north of Gattis School Road. Driveways onto Joyce Lane shall be located a minimum of 100 feet from Gattis School Road and 200 feet from any other driveway.

10.7 Parcel 5 (second Commercial Tract), identified on Exhibit "C", shall be permitted two driveways to access A. W. Grimes Boulevard. The most northerly access drive shall be located to align with the median cut proposed for A. W. Grimes. The exact location of the median cut shall be approved in writing by the City Traffic Engineer. The most southerly access drive shall be located a minimum of two hundred feet (200') south of the median cut.

10.8 Median Cuts on Gattis School Road & A. W. Grimes Boulevard.

10.8.1 Two median cuts shall be permitted to Gattis School Road at South Creek Drive and Joyce Lane as identified on Exhibit C.

10.8.2 Four median cuts shall be permitted to A. W. Grimes Boulevard as identified on Exhibit C.

10.8.3 The City Traffic Engineer shall approve the exact location of all median cuts in writing.

10.9 Bryant Drive

The owner shall construct Bryant Drive as generally shown on **Exhibit C-1** as a public street pursuant to City standards upon the later occurrence of 1) the acquisition of the entire right of way, by the Owner or the City, required to extend Bryant Drive from its existing western terminus west to A. W. Grimes Boulevard, or 2) the platting of any portion of Parcel 3B identified on **Exhibit C**.

Following the construction of Bryant Drive the access from Parcel 3B to A. W. Grimes Boulevard permitted in Section 10.5 above, shall be from

driveways connecting Parcel 3B to Bryant Drive. Any driveway access to Bryant Drive from Parcel 3B shall be located a minimum of 200 feet from its intersection with A. W. Grimes Boulevard.

Prior to the construction of Bryant Drive, Parcel 3B shall be permitted driveway access to A. W. Grimes Boulevard from a private driveway to be constructed by the Owner at the location referred to in Section 10.5 above. Said drive may remain open until Bryant Drive is connected to A. W. Grimes Boulevard, at which time the driveway shall be closed.

11. WASTEWATER SERVICE

Wastewater service to the Property is currently limited to a maximum of 482 Living Unit Equivalents (LUE). Development of the Property shall be restricted by this wastewater capacity until such time as the Owner provides for downstream wastewater improvements required by the Director of Public Works. To ensure that development does not exceed this capacity the Project design engineer shall identify the number of LUE required to serve each site plan submitted for approval and shall certify to the Director of Public Works that the cumulative total number of LUE has not been exceeded prior to the issuance of each building permit.

Following downstream improvements to the wastewater system the maximum number of LUE permitted on the Property shall be increased to reflect the increased capacity provided by such improvements, as certified by the Director of Public Works.

Upon receipt of written notice to the Director of Public Works of Owners intent to construct the above referenced downstream wastewater improvements together with all required plans, application forms and fees, the City will act in good faith and cooperate in a timely manner with Owner to complete design, budgeting, right-of-way acquisition, construction, testing and certification of the downstream wastewater improvements needed to provide the number of LUEs required for the development of the Property in accordance with the Agreement and Plan so as to not unduly delay said development due to lack of downstream wastewater capacity or the total number of LUEs required to serve development in accordance with the Plan. The total cost of all downstream wastewater improvements including, but not limited to, engineering and design, acquisition of easements or rights-of-way, financing, bonding, legal expenses, permitting, construction, revegetation and inspection shall be the sole responsibility of the Owner.

12. PHASING

The development of the Property may be phased. Phasing shown on Exhibit C-1 may be modified by the Owner with the written approval of the Director of Public Works.

13. PARKLAND DEDICATION

The parkland dedication requirements for the Property shall be met in full by providing the following:

13.1 Trail System

- a. The owner shall construct an 8 foot wide trail as generally shown on **Exhibit E**, attached hereto and incorporated herein, as part of the development of Parcel 3A. The construction plans for the trail and associated landscaping and irrigation shall be submitted to the Director of Parks & Recreation for approval with the first site plan for any portion of development on Parcel 3A.
- b. The Owner and the Property Owners Association or Condominium Association shall provide a 25 foot wide, or such narrower width approved in writing by the Director of Parks and Recreation, permanent public access and landscape easement outside of the ultimate 25 year flood plain abutting the drainage area that divides Parcels 3A and 3B as part of the first plat on Parcel 3A.
- c. A Property Owners Association or Condominium Association shall maintain the trail and landscaping within the permanent easement, described in **Exhibit E**. The Property Owners Association or Condominium Association shall be established and all associated documentation shall be filed with both the Secretary of State and Williamson County prior to or with the recordation of the first final plat on Parcel 3A.

13.2 Single family residential uses:

Parkland dedication requirements shall be provided by payment of the current cash-in-lieu fee in effect at the time of final plat approval pursuant to City Code.

14. STREET RIGHT OF WAY DEDICATION

The Owner shall make the following right of way dedications.

14.1 Gattis School Road:

Prior to or simultaneously with recordation of the PUD, the Owner shall dedicate to the City of Round Rock, free of all monetary liens, right-of-way adjacent to existing Gattis School Road as identified on **Exhibit C** and described by metes and bounds in **Exhibit F** attached hereto and incorporated herein. The Owner shall provide a General Warranty deed to the City within thirty (30) days following adoption of this PUD.

14.2 Arterial "B":

Within thirty (30) days following the adoption of this PUD, the Owner shall dedicate to the City, free of all monetary liens, the right-of-way required for Arterial B (A. W. Grimes (Boulevard).

15. SIGNS

15.1 All freestanding signs shall be restricted to monument signs, as defined in the Code.

15.2 Freestanding monument signs shall not exceed six feet in height.

15.3 One freestanding monument sign shall be permitted for lots of less than three (3) acres in size. The maximum area of masonry monument signs, defined as the area contained within a polygon containing the actual lettering and any logo, shall be fifty (50) square feet on each side of the sign. The portions of a masonry structure on which the sign is located are not counted as part of the fifty square feet provided they are not contained within the polygon. The maximum area of all other signs shall be regulated by the Code. Provided however, a sign may identify more than one business whether or not that business is located on that lot, provided the business is located on the same development parcel identified on exhibit C.

15.4 More than one freestanding monument sign for lots of three (3) acres or larger shall be permitted in accordance with the regulations contained in the Code. However, each sign permitted shall sized in accordance with Section 15.3 above.

- 15.5 Monument signs shall not be located so as to, in the opinion of the City Traffic Engineer, adversely restrict the vision of drivers entering or leaving the Property.
- 15.6 Directional signs solely for the purpose of directing traffic or identifying building numbers shall be permitted provided they are restricted to a size required by their function as determined by the Director of Planning.
- 15.7 One monument sign in the area designated as Town Centre shall be permitted to exceed the height and area requirements identified in Sections 15.2 and 15.3 above provided they are part of the site plan submitted for the Town Centre as required for Development Parcel 2 in Exhibit D, attached hereto. Larger signs (approximately 15 to 20 feet in height) shall be permitted but shall be designed as part of the overall architectural theme of the Town Centre. All such signs require the written approval of the Director of Planning. In no case shall the sign area, as defined in Section 15.3 above, exceed 100 square feet on each side of the sign. The maximum height shall be determined at the sole discretion of the Director of Planning based on the architectural feature. This sign may be constructed independently from the actual construction of the Town Centre.

16. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

16.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively, if approved in writing, by the Director of Public Works, the Director of Planning and Community Development, and the City Attorney.

16.2 Major Changes

All changes not permitted under section 16.1 above, shall be resubmitted following the same procedure required by the original PUD application.

17. CONCEPT PLAN APPROVED

Approval of this Agreement constitutes Concept Plan approval under the City Subdivision Ordinance.

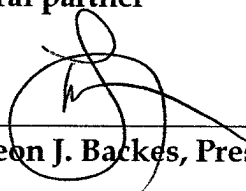
18. GENERAL PLAN 2000

This Agreement amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

TODAY PRA HICKERSON, LP

**By: Gattis School Partners, L. P.
Its sole general partner**

**By: PRA General Partner, Inc., its sole
general partner**

**By: 
Leon J. Backes, President**

Date: _____

CITY OF ROUND ROCK, TEXAS

**By: 
ROBERT A. STLUKA, Jr. Mayor**

ATTEST:

**By: 
CHRISTINE MARTINEZ, CITY SECRETARY**

LIST OF EXHIBITS
DEVELOPMENT AGREEMENT

Exhibit	<u>Description</u>
Exhibit "A"	Field Notes
Exhibit "B"	Lien Holder Consent
Exhibit "C"	Land Use Map
Exhibit "C-1"	Preliminary Plat
Exhibit "D"	Plan
Exhibit "D-1"	Town Centre Tracts
Exhibit "D-2"	Alternative Local Streets
Exhibit "E"	Trail Schematic
Exhibit "F"	Gattis School Road Field Notes

DESCRIPTION OF A 105.31 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, A PORTION OF THAT CALLED 10.30 ACRE TRACT DESCRIBED IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, AND DEDICATED AS A.W. GRIMES BOULEVARD, EXECUTED MAY 31, 2001 AND RECORDED UNDER DOCUMENT NUMBER 2001038661, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 105.31 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line for Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, also being the northeast corner of a proposed 2.62 acre tract of land for additional right-of-way purposes and the northeast corner of said 105.508 acre tract, and from which point a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract bears S 21° 00' 10" E, a distance of 1988.95 feet;

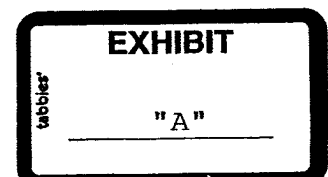
THENCE S 21° 00' 10" E, with the west line of said 5.000 acre tract, being the east line of said 2.62 acre tract, a distance of 39.66 feet to a concrete monument with brass disk found for the southeast corner of said 2.62 acre tract, being the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21° 00' 10" E, continuing with the west line of said 5.000 acre tract, the west line of Revised Interchange Business Park Section One, a plat of record filed in Cabinet J, Slides 24-25, Plat Records of Williamson County, Texas, and the west line of A Replat Of Interchange Business Park Section 2, a plat of record filed in Cabinet N, Slides 196-199, Plat Records of Williamson County, Texas, a distance of 1752.09 feet to a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract, being the northeast corner of Lot 2, Block A, Dupont Subdivision as recorded in Cabinet O, Slide 102-103 of the Plat Records of Williamson County, Texas;

THENCE S 71° 45' 44" W, with the north line of said Lot 2 Dupont Subdivision same being a south line of said 105.508 acre tract passing at a distance of 1082.24 feet a 1/2-inch iron rod found for an ell corner of said 105.508 acre tract, same being the northwest corner of said Lot 2 and the northeast corner of a proposed 0.55 acre tract, continuing for a total distance of 1084.76 feet to a 1/2-inch iron rod with cap set for a point of curvature;

THENCE continuing across said 105.508 acre tract, with the northerly lines of said 0.55 acre tract, the following three (3) courses and distances:

1. with the arc of a curve to the left, a distance of 39.74 feet through a central angle of 06° 09' 14", having a radius of 370.00 feet and a chord which bears S 55° 44' 49" W, a distance of 39.72 feet to a 1/2-inch iron rod set for a point of tangency,
2. S 52° 40' 11" W, a distance of 36.39 feet to a 1/2-inch iron rod with cap set for a point of curvature, and
3. with the arc of a curve to the left, a distance of 22.71 feet through a central angle of 86° 44' 22", having a radius of 15.00 feet and a chord which bears S 09° 18' 00" W, a distance of 20.60 feet to a 1/2-inch iron rod set for a point of reverse curvature on the easterly right-of-way line of said A.W. Grimes Boulevard;



105.31 Acres P.U.D. Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2288R(CMS)
January 7, 2002
SAM, Inc. Job No. 22005-01

THENCE with the curving easterly right-of-way line of said A.W. Grimes Boulevard, being the westerly line of said 0.55 acre tract, to the right, a distance of 303.15 feet through a central angle of $22^{\circ} 22' 38''$, having a radius of 776.20 feet and a chord which bears $S 22^{\circ} 52' 52'' E$, a distance of 301.23 feet to a $\frac{1}{2}$ -inch iron rod with cap set for the southwest corner of said 0.55 acre tract, and being a southerly angle point of the tract described herein;

THENCE $N 78^{\circ} 20' 00'' E$, with the south line of said 0.55 acre tract, a distance of 75.06 feet to a $\frac{1}{2}$ -inch iron rod with cap set on the west line of said DuPont Subdivision, being a southeasterly line of said 105.508 acre tract, said point being the southeast corner of said 0.55 acre tract and a southerly angle point of the tract described herein;

THENCE $S 20^{\circ} 35' 01'' E$, with the west line of said Dupont Subdivision, being a southeasterly line of said 105.508 acre tract and the tract described herein, a distance of 856.47 feet to a $\frac{1}{2}$ -inch iron rod found for the northeast corner of Lot 2, Block A, George Subdivision, a plat recorded under Document Number 9735546 and filed in Cabinet O, Slides 338-339, Plat Records of Williamson County, Texas;

THENCE $S 69^{\circ} 10' 15'' W$, leaving the west line of said DuPont Subdivision, with the north line of said George Subdivision, being the south line of said 105.508 acre tract and the tract described herein, passing at a distance of 358.78 feet a $\frac{1}{2}$ -inch iron rod with cap found on the easterly right-of-way line of said A.W. Grimes Boulevard, said point being the most southerly southeast corner of said 10.30 acre tract, continuing a distance of 60.46 feet for a total distance of 419.24 to a calculated point for the southerly terminus of the centerline of said A.W. Grimes Boulevard, and from which point a $\frac{1}{2}$ -inch iron rod with cap found for the most southerly southwest corner of said 10.30 acre tract bears $S 69^{\circ} 10' 15'' W$, a distance of 9.58 feet

THENCE leaving the north line of said George Subdivision, with the centerline of said A.W. Grimes Boulevard, the following seven (7) courses and distances:

1. with the arc of a curve to the right, a distance of 404.11 feet through a central angle of $16^{\circ} 09' 51''$, having a radius of 1432.39 feet and a chord which bears $N 05^{\circ} 50' 07'' W$, a distance of 402.77 feet to a calculated point of tangency,
2. $N 02^{\circ} 14' 49'' E$, a distance of 349.90 feet to a calculated point of curvature,
3. with the arc of a curve to the left, a distance of 1105.46 feet through a central angle of $88^{\circ} 26' 12''$, having a radius of 716.20 feet and a chord which bears $N 41^{\circ} 58' 17'' W$, a distance of 998.94 feet to a calculated point of tangency,
4. $N 86^{\circ} 11' 23'' W$, a distance of 237.30 feet to a calculated point of curvature,
5. with the arc of a curve to the right, a distance of 1018.89 feet through a central angle of $66^{\circ} 13' 40''$, having a radius of 881.47 feet and a chord which bears $N 53^{\circ} 04' 33'' W$, a distance of 963.11 feet to a calculated point of tangency,
6. $N 19^{\circ} 57' 42'' W$, a distance of 288.04 feet to a calculated point of curvature, and
7. with the arc of a curve to the right, a distance of 625.84 feet through a central angle of $17^{\circ} 12' 39''$, having a radius of 2083.48 feet and a chord which bears $N 11^{\circ} 21' 23'' W$, a distance of 623.49 feet to a calculated angle point;

105.31 Acres P.U.D. Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2288R(CMS)
January 7, 2002
SAM, Inc. Job No. 22005-01

THENCE N 29° 26' 50" E, passing at a distance of 113.52 feet a concrete monument with brass disk found on the easterly right-of-way line of said A.W. Grimes Boulevard, being a westerly line of said 105.508 acre tract, said point being the most westerly southwest corner of said 2.62 acre tract, continuing 64.32 feet for a total distance of 177.84 feet to a concrete monument with brass disk found for an angle point;

THENCE with southerly lines of said 2.62 acre tract, being northerly lines of the tract described herein, the following six (6) courses and distances:

1. N 42° 56' 03" E, a distance of 50.00 feet to a concrete monument with brass disk found for an angle point,
2. N 56° 25' 17" E, a distance of 64.32 feet to a concrete monument with brass disk found for an angle point,
3. N 88° 18' 34" E, a distance of 919.46 feet to a concrete monument with brass disk found for an angle point,
4. S 89° 55' 29" E, a distance of 182.69 feet to a concrete monument with brass disk found for a point of curvature,
5. with the arc of a curve to the left, a distance of 195.27 feet through a central angle of 01° 56' 55", having a radius of 5741.58 feet and a chord which bears N 89° 06' 03" E, a distance of 195.26 feet to a concrete monument with brass disk found for a point of tangency, and
6. N 88° 07' 39" E, a distance of 818.96 feet to the **POINT OF BEGINNING** and containing 105.31 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

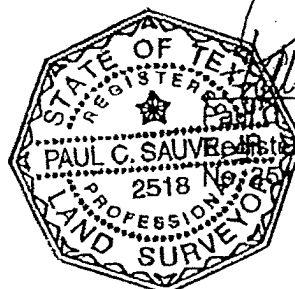
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during October 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this 8th day of January 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704



Paul C. Sauve, Jr.
Registered Professional Land Surveyor
2518 - State of Texas

EXHIBIT "B"

LIEN HOLDER'S CONSENT

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

That First State Bank of Texas, acting herein by and through its duly authorized officers, being the holder of a lien as evidenced by Deed of Trust recorded in Document No. 2000049744 of the Official Records of Williamson County, Texas, does hereby consent to the Agreement and Development Plan of 101.5 acres of land situated in Round Rock, Williamson County, Texas, and does further hereby join, approve and consent to all provisions shown herein.

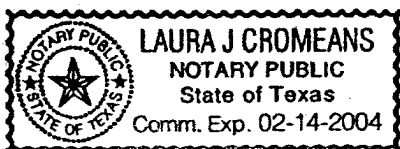
By: Kerry L. Wiggins
Kerry L. Wiggins
Central Texas Regional President

ATTEST:

By: Rebecca N. Grimes
Name: Rebecca N. Grimes
Title: Asst. Vice Pres.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 31st day of October by Kerry L Wiggins, Central Texas Regional President of First State Bank of Texas.



Laura J Cromeans
Notary Public, State of Texas
Commission Expires:



Exhibit "C"	Job No. A023-001	Date 1/10/02
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22

200' NOTIFICATION ZONE
PROPOSED ZONING
USE BOUNDARY

RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.

Contains 27 pages

EXHIBIT "C"
METES AND BOUNDS DESCRIPTION

PARCEL 1

DESCRIPTION OF A 13.58 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 13.58 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line for Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, also being the northeast corner of a proposed 2.62 acre tract of land for additional right-of-way purposes and the northeast corner of said 105.508 acre tract, and from which point a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract bears S 21° 00' 10" E, a distance of 1791.75 feet;

THENCE S 21° 00' 10" E, with the west line of said 5.000 acre tract, being common with the east line of said 2.62 acre tract and said 105.508 acre tract, a distance of 39.66 feet to a concrete monument with brass disk found for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21° 00' 10" E, continuing with the west line of said 5.000 acre tract, being the east line of said 105.508 acre tract, a distance of 502.03 feet to a calculated point for the southeast corner of the tract described herein;

THENCE leaving the west line of said 5.000 acre tract and crossing said 105.508 acre tract, the following eleven (11) courses and distances:

1. S 88° 07' 43" W, a distance of 904.06 feet to a calculated angle point,
2. N 07° 40' 27" W, a distance of 57.25 feet to a calculated angle point,
3. N 11° 41' 34" E, a distance of 0.37 feet to a calculated angle point,
4. with the arc of a curve to the right, a distance of 259.47 feet through a central angle of 02° 35' 21", having a radius of 5741.58 feet and a chord which bears S 88° 46' 54" W, a distance of 259.45 feet to a calculated point of tangency,
5. N 89° 55' 23" W, a distance of 182.69 feet to a calculated angle point,
6. S 88° 05' 43" W, a distance of 202.39 feet to a calculated angle point,
7. N 49° 59' 56" W, a distance of 29.85 feet to a calculated angle point,
8. N 40° 00' 04" E, a distance of 177.85 feet to a calculated angle point,
9. N 49° 59' 56" W, a distance of 68.43 feet to a calculated angle point,
10. N 88° 08' 16" E, a distance of 231.68 feet to a calculated angle point, and
11. N 00° 04' 35" E, a distance of 216.45 feet to a calculated angle point on a southern line of said 2.62 acre tract;

THENCE with the southerly lines of said 2.62 acre tract, being northerly lines of the tract described herein, the following three (3) courses and distances:

1. S 89° 55' 29" E, a distance of 90.93 feet to a concrete monument with brass disk found for a point of curvature,

13.58 Acre Office Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2284R(BDN)
October 30, 2001
SAM, Inc. Job No. 21204-07

2. with the arc of a curve to the left, a distance of 195.27 feet through central angle of $01^{\circ} 56' 55''$, having a radius of 5741.58 feet and a chord which bears $N 89^{\circ} 06' 03'' E$, a distance of 195.26 feet to a concrete monument with brass disk found, and
3. $N 88^{\circ} 07' 39'' E$, a distance of 818.96 feet to the **POINT OF BEGINNING** and containing 13.58 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

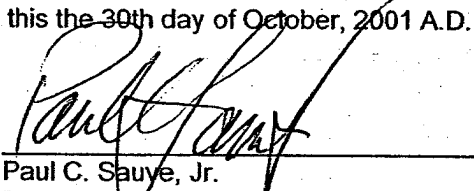
KNOW ALL MEN BY THESE PRESENTS:

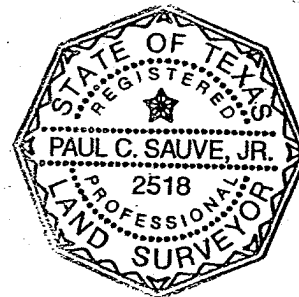
COUNTY OF WILLIAMSON

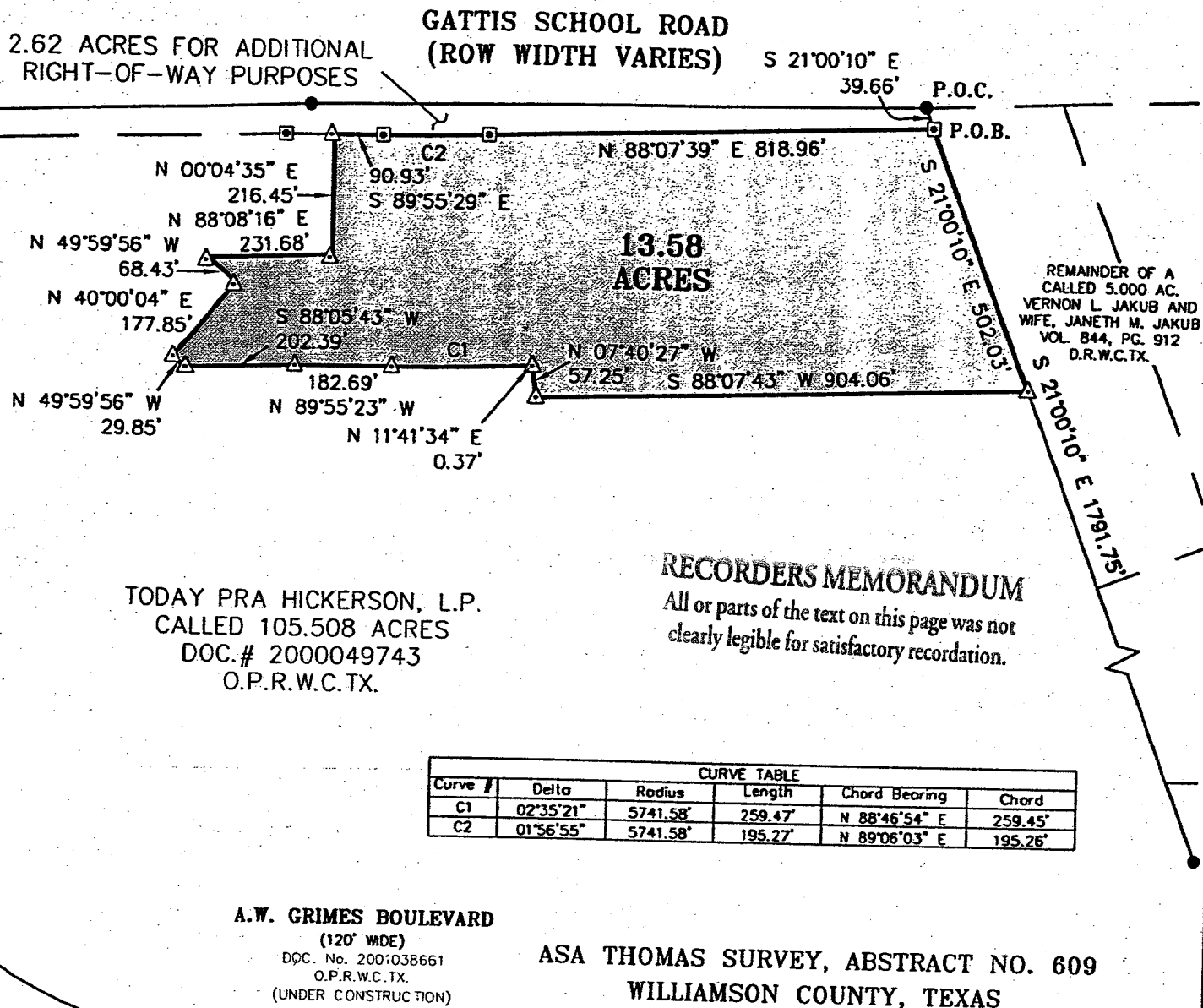
That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during October 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 30th day of October, 2001 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704


Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas



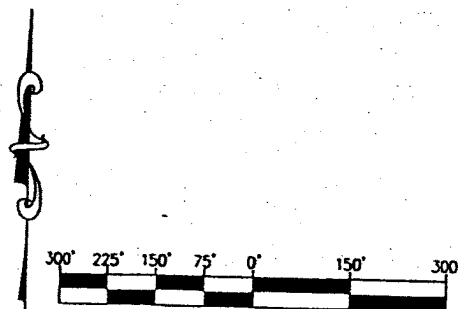


CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord
C1	02°35'21"	5741.58'	259.47'	N 88°46'54" E	259.45'
C2	01°56'55"	5741.58'	195.27'	N 89°06'03" E	195.26'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▣ CONCRETE MONUMENT WITH BRASS DISK FOUND
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES: SEE METES AND BOUNDS DESCRIPTION FOR BEARING BASIS



GRAPHIC SCALE

PROJECT:	HICKERSON
JOB NUMBER:	21204-07
DATE:	OCTOBER 30, 2001
SURVEYOR:	P.C. SAUVE, JR.
PARTY CHIEF:	
FIELDBOOK:	
FIELDNOTE:	FN2284.BDN
TECHNICIAN:	B.D. NEWSOME
DRAWING:	FN2284.DWG
SCALE:	1"=300'



4029 CAPITAL OF TEXAS HIGHWAY, So.
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN TEXAS, 78704
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAM-INC-AUS.COM

**SKETCH TO
ACCOMPANY FIELD
NOTE No. 2284
PAGE 3 OF 3**

EXHIBIT "C"
METES AND BOUNDS DESCRIPTION

PARCEL 2

29.22 Acre Commercial Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2285R(BDN)
October 29, 2001
SAM, Inc. Job No. 21204-07

DESCRIPTION OF A 29.22 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 29.22 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line for Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, also being the northeast corner of a proposed 2.62 acre tract of land for additional right-of-way purposes and the northeast corner of said 105.508 acre tract;

THENCE S 89° 20' 08" W, with the existing southerly right-of-way line of said Gattis School Road, being common with the north line of said 105.508 acre tract, a distance of 1135.66 feet to a 1/2-inch iron rod found for an angle point;

THENCE S 37° 02' 07" E, leaving said common line and crossing said 105.508 and said 2.62 acre tract, a distance of 67.08 feet to a calculated northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the southerly lines of said 2.62 acre tract, continuing across said 105.508 acre tract, the following eighteen (18) courses and distances:

1. S 00° 04' 35" W, a distance of 216.45 feet to a calculated angle point,
2. S 88° 08' 16" W, a distance of 231.68 feet to a calculated angle point,
3. S 49° 59' 56" E, a distance of 68.43 feet to a calculated angle point,
4. S 40° 00' 04" W, a distance of 177.85 feet to a calculated angle point,
5. S 49° 59' 56" E, a distance of 29.85 feet to a calculated angle point,
6. S 41° 33' 52" W, a distance of 245.03 feet to a calculated angle point,
7. S 01° 41' 23" E, a distance of 112.56 feet to a calculated angle point,
8. S 40° 00' 04" W, a distance of 131.39 feet to a calculated angle point,
9. with the arc of a curve to the right, a distance of 113.08 feet through a central angle of 18° 56' 42", having a radius of 342.00 feet and a chord which bears S 49° 28' 25" W, 112.57 feet to a calculated point of compound curvature,
10. with the arc of a curve to the right, a distance of 64.85 feet through a central angle of 50° 53' 52", having a radius of 73.00 feet and a chord which bears S 29° 46' 35" W, 62.74 feet to a calculated point,
11. S 20° 11' 56" E, a distance of 56.62 feet to a calculated point of curvature,

29.22 Acre Commercial Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2285R(BDN)
October 29, 2001
SAM, Inc. Job No. 21204-07

12. with the arc of a curve to the left, a distance of 300.34 feet through a central angle of $29^{\circ} 09' 58''$, having a radius of 590.00 feet and a chord which bears $S 34^{\circ} 46' 55'' E$, 297.10 feet to a calculated point of compound curvature,
13. with the arc of a curve to the left, a distance of 176.76 feet through a central angle of $34^{\circ} 55' 25''$, having a radius of 290.00 feet and a chord which bears $S 65^{\circ} 19' 21'' E$, a distance of 174.04 feet to a calculated point of tangency,
14. $S 82^{\circ} 47' 04'' E$, a distance of 217.38 feet to a calculated angle point,
15. $S 04^{\circ} 47' 00'' W$, a distance of 50.37 feet to a calculated angle point,
16. $S 82^{\circ} 47' 04'' E$, a distance of 385.93 feet to a calculated angle point,
17. $S 59^{\circ} 50' 59'' W$, a distance of 97.95 feet to a calculated angle point, and
18. $S 16^{\circ} 27' 35'' E$, a distance of 247.36 feet to a calculated angle point on the curving northeasterly right-of-way line of A.W. Grimes Boulevard (120' wide), as dedicated by Document Number 2001038661, Official Public Records of Williamson County, Texas;

THENCE $S 22^{\circ} 50' 16'' W$, crossing said A.W. Grimes Boulevard, a distance of 60.00 feet to a calculated centerline point of same;

THENCE with the centerline of said A.W. Grimes Boulevard, the following five (5) courses and distances:

1. with the arc of a curve to the left, a distance of 237.84 feet through a central angle of $19^{\circ} 01' 38''$, having a radius of 716.20 feet and a chord which bears $N 76^{\circ} 40' 33'' W$, a distance of 236.75 feet to a calculated point of tangency,
2. $N 86^{\circ} 11' 23'' W$, a distance of 237.30 feet to a calculated point of curvature,
3. with the arc of a curve to the right, a distance of 1018.89 feet through a central angle of $66^{\circ} 13' 40''$, having a radius of 881.47 feet and a chord which bears $N 53^{\circ} 04' 33'' W$, a distance of 963.11 feet to a calculated point of tangency,
4. $N 19^{\circ} 57' 42'' W$, a distance of 288.04 feet to a calculated point of curvature, and
5. with the arc of a curve to the right, a distance of 625.84 feet through a central angle of $17^{\circ} 12' 39''$, having a radius of 2083.48 feet and a chord which bears $N 11^{\circ} 21' 23'' W$, a distance of 623.49 feet to a calculated angle point;

THENCE $N 29^{\circ} 26' 50'' E$, passing at a distance of 113.52 feet a concrete monument with brass disk found for the southwest corner of said 2.62 acre tract, being on the easterly right-of-way line of said A.W. Grimes Boulevard, being a westerly line of the tract described herein, and continuing for a total distance of 177.84 feet to a concrete monument with brass disk found for an angle point;

THENCE continuing across said 105.508 acre tract with the southerly lines of said 2.62 acre tract, the following four (4) courses and distances:

1. $N 42^{\circ} 56' 03'' E$, a distance of 50.00 feet to a concrete monument with brass disk found for an angle point,

29.22 Acre Commercial Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2285R(BDN)
October 29, 2001
SAM, Inc. Job No. 21204-07

2. N 56° 25' 17" E, a distance of 64.32 feet to a concrete monument with brass disk found for an angle point,
3. N 88° 18' 34" E, a distance of 919.46 feet to a concrete monument with brass disk found for an angle point, and
4. S 89° 55' 29" E, a distance of 91.76 feet to the **POINT OF BEGINNING** and containing 29.22 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

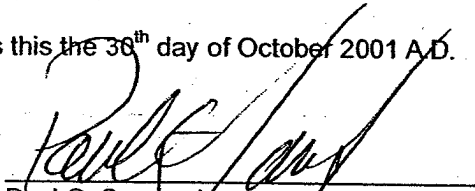
KNOW ALL MEN BY THESE PRESENTS:

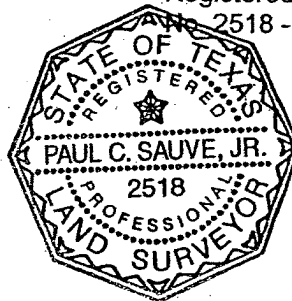
COUNTY OF WILLIAMSON

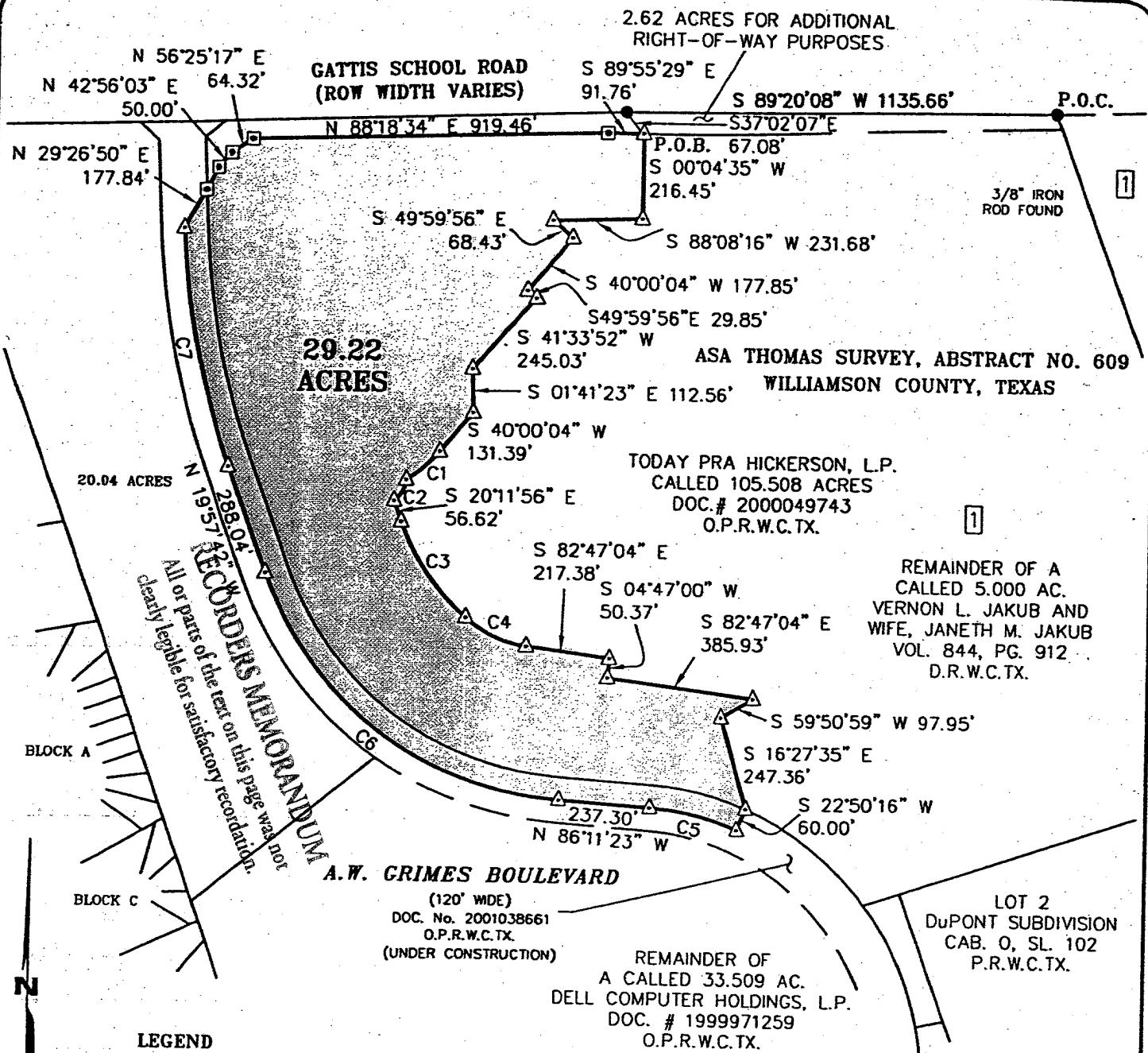
That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during October 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 30th day of October 2001 A.D.

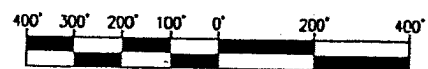
SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704


Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas





CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord
C1	18°56'42"	342.00'	113.08'	N 49°28'25" E	112.57'
C2	50°53'52"	73.00'	64.85'	N 29°46'35" E	62.74'
C3	29°09'58"	590.00'	300.34'	S 34°46'55" E	297.10'
C4	34°55'25"	290.00'	176.76'	S 65°19'21" E	174.04'
C5	19°01'38"	716.20'	237.84'	N 76°40'33" W	236.75'
C6	66°13'40"	881.47'	1018.89'	S 53°04'33" E	963.11'
C7	17°12'39"	2083.48'	625.84'	S 11°21'23" E	623.49'



GRAPHIC SCALE

NOTES: SEE METES AND BOUNDS DESCRIPTION FOR BEARING BASIS

PROJECT: HICKERSON
JOB NUMBER: 21204-07
DATE: OCTOBER, 2001
SURVEYOR: P.C.SAUVÉ
PARTY CHIEF:
FIELDBOOK:
FIELDNOTE: FN2285.BDN
TECHNICIAN: B.D.NEWSOME
DRAWING: FN2285.DWG
SCALE: 1"=400'



4029 CAPITAL OF TEXAS HIGHWAY, SO.
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN TEXAS, 78704
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAM-INC-AUS.COM

SKETCH TO
ACCOMPANY FIELD
NOTE No. 2285
PAGE 4 OF 4

EXHIBIT "C"
METES AND BOUNDS DESCRIPTION

PARCEL 3A

17.03 Acre Multi Family Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2286R(BDN)
November 20, 2001
SAM, Inc. Job No. 21204-07

DESCRIPTION OF A 17.03 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 17.03 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line of Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, and wife Janeth M. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, and the northeast corner of said 105.508 acre tract, and from which point a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract bears S 21° 00' 10" E, a distance of 1791.75 feet;

THENCE S 56° 18' 11" W, crossing said 105.508 acre tract, a distance of 861.80 feet to a calculated northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE continuing across said 105.508 acre tract, the following twenty (20) courses and distances:

1. S 11° 41' 34" W, a distance of 0.37 feet to a calculated angle point,
2. S 07° 40' 27" E, a distance of 57.25 feet to a calculated angle point,
3. S 54° 30' 00" W, a distance of 33.56 feet to a calculated angle point,
4. S 28° 31' 27" W, a distance of 223.02 feet to a calculated angle point,
5. S 05° 14' 53" E, a distance of 214.77 feet to a calculated angle point,
6. S 27° 46' 01" E, a distance of 191.77 feet to a calculated angle point,
7. S 19° 11' 57" E, a distance of 80.57 feet to a calculated angle point,
8. S 06° 19' 53" W, a distance of 256.15 feet to the calculated southeast corner,
9. N 82° 47' 04" W, a distance of 643.68 feet to a calculated point of curvature,
10. with the arc of a curve to the right, a distance of 176.76 feet through a central angle of 34° 55' 25", having a radius of 290.00 feet and a chord which bears N 65° 19' 21" W, a distance of 174.04 feet to a calculated point of compound curvature,
11. with the arc of a curve to the right, a distance of 300.34 feet through a central angle of 29° 09' 58", having a radius of 590.00 feet and a chord which bears N 34° 46' 55" W, a distance of 297.10 feet to a calculated angle point,
12. N 20° 11' 56" W, a distance of 56.62 feet to a calculated point of curvature,
13. with the arc of a curve to the left, a distance of 64.85 feet through a central angle of 50° 53' 52", having a radius of 73.00 feet and a chord which bears N 29° 46' 35" E, a distance of 62.74 feet to a calculated point of compound curvature,

17.03 Acre Multi Family Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2286R(BDN)
November 20, 2001
SAM, Inc. Job No. 21204-07

14. with the arc of a curve to the left, a distance of 113.08 feet through a central angle of $18^{\circ} 56' 42''$, having a radius of 342.00 feet and a chord which bears $N 49^{\circ} 28' 25'' E$, a distance of 112.57 feet to a calculated point,
15. $N 40^{\circ} 00' 04'' E$, a distance of 131.39 feet to a calculated angle point,
16. $N 01^{\circ} 41' 23'' W$, a distance of 112.56 feet to a calculated angle point,
17. $N 41^{\circ} 33' 52'' E$, a distance of 245.03 feet to a calculated northwest angle point,
18. $N 88^{\circ} 05' 43'' E$, a distance of 202.39 feet to a calculated angle point,
19. $S 89^{\circ} 55' 23'' E$, a distance of 182.69 feet to a calculated point of curvature, and
20. with the arc of a curve to the left, a distance of 259.47 feet through a central angle of $02^{\circ} 35' 21''$, having a radius of 5741.58 feet and a chord which bears $N 88^{\circ} 46' 54'' E$, a distance of 259.45 feet to the **POINT OF BEGINNING** and containing 17.03 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

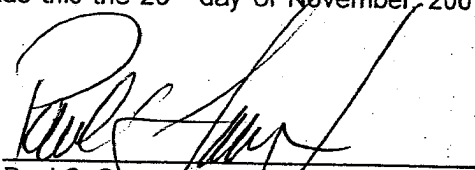
KNOW ALL MEN BY THESE PRESENTS:

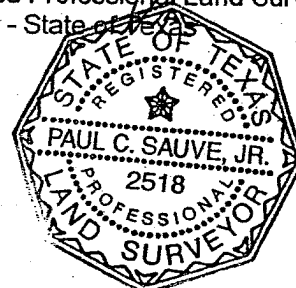
COUNTY OF WILLIAMSON

That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during October 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 20th day of November, 2001 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704


Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas



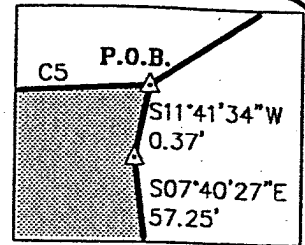
GATTIS SCHOOL ROAD

(R.O.W. WIDTH VARIES)

RECORDERS MEMORANDUM

If all or parts of the text on this page was not clearly legible for satisfactory recordation.

P.O.C.



DETAIL "A"
(NOT TO SCALE)

REMAINDER OF A
CALLED 5.000 AC.
VERNON L. JAKUB AND
WIFE, JANETH M. JAKUB
VOL. 844, PG. 912
D.R.W.C.TX.

(REVISED)
INTERCHANGE BUSINESS
PARK
SECTION ONE
CAB. J. SL. 24-25
BLOCK A P.R.W.C.TX.

LOT 1 A REPLAT OF
INTERCHANGE BUSINESS
PARK
SECTION TWO
CAB. N. SL. 196-199
P.R.W.C.TX.

LOT 2
BRYANT DRIVE
BLOCK C
LOT 1

MAXSERV, INC.
DOC. NO. 9706678
O.R.W.C.TX.

ASA THOMAS SURVEY, ABSTRACT NO. 609
WILLIAMSON COUNTY, TEXAS

LOT 3

A.W. GRIMES BOULEVARD
(120' WIDE)
10.30 ACRE
DOC. No. 2001038661
O.P.R.W.C.TX.
(UNDER CONSTRUCTION)

CALLED 33.509 AC.
DELL COMPUTER
HOLDINGS, L.P.
DOC. # 1999971259
O.P.R.W.C.TX.

BLOCK A LOT 1
FINAL PLAT OF "THE HOMESTEAD"
SUBDIVISION
CAB. P. SL. 89
P.R.W.C.TX.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP SET
- △ CALCULATED POINT

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

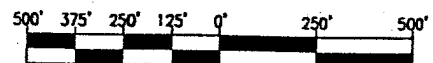
D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES: SEE METES AND BOUNDS DESCRIPTION FOR BEARING BASIS

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord
C1	34°55'25"	290.00'	176.76'	S 65°19'21" E	174.04'
C2	29°09'58"	590.00'	300.34'	S 34°46'55" E	297.10'
C3	50°53'52"	73.00'	64.85'	N 29°46'35" E	62.74'
C4	18°56'42"	342.00'	113.08'	N 49°28'25" E	112.57'
C5	02°35'21"	5741.58'	259.47'	N 88°46'54" E	259.45'



GRAPHIC SCALE

PROJECT: HICKERSON
JOB NUMBER: 21204-07
DATE: NOVEMBER 20, 2001
SURVEYOR: P.C. SAUVE, JR.
PARTY CHIEF:
FIELDBOOK:
FIELDNOTE: FN2286R.BON
TECHNICIAN: B.D. NEWSOME
DRAWING: FN2286.DWG
SCALE: 1"=500'



4029 CAPITAL OF TEXAS HIGHWAY, SO.
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AUSTIN TEXAS, 78704
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EMAIL: SAM@SAM-INC-AUS.COM

SKETCH TO ACCOMPANY
FIELDNOTE No. 2286R
PAGE 3 OF 3

EXHIBIT "C"
METES AND BOUNDS DESCRIPTION

PARCEL 3B

27.77 Acre Multi Family Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2401R2(CMS)
January 9, 2002
SAM, Inc. Job No. 22005-01

DESCRIPTION OF A 27.77 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 10.30 ACRE TRACT OF LAND DESCRIBED IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, EXECUTED MAY 31, 2001 AND RECORDED UNDER DOCUMENT NUMBER 2001038661, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 27.77 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line of Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, and wife, Janeth M. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, and the northeast corner of said 105.508 acre tract, and from which point a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract bears S 21° 00' 10" E, a distance of 1791.75 feet;

THENCE S 21° 00' 10" E, with the west line of said 5.000 acre tract and the west line of Revised Interchange Business Park Section One, a plat of record filed in Cabinet J, Slides 24-25, Plat Records of Williamson County, Texas, a distance of 1081.50 feet to a calculated northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21° 00' 10" E, continuing with the west line of said Revised plat, with the west line of A Replat Of Interchange Business Park Section 2, a plat of record filed in Cabinet N, Slides 196-199, Plat Records of Williamson County, Texas, a distance of 710.25 feet to a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract, and being the northeast corner of Lot 2, Block A, Dupont Subdivision, as recorded in Cabinet O, Slide 102 of the Plat Records of Williamson County, Texas;

THENCE S 71° 45' 44" W leaving the west line of said Replat, and with the common line of said Lot 2 and said 105.508 acre tract, passing at a distance of 1082.28 feet, a 1/2-inch iron rod found for the northwest corner of said Dupont Subdivision, being a southwesterly ell corner of said 105.508 acre tract, and the northeast corner of a proposed 0.55 acre tract, continuing 2.52 feet into said 105.508 acre tract for a total distance of 1084.76 feet to a 1/2-inch iron rod with cap set for a point of curvature;

THENCE continuing across said 105.508 acre tract, with the northerly lines of said 0.55 acre tract, the following two (2) courses and distances:

1. with the arc of a curve to the left, a distance of 39.74 feet through a central angle of 06° 09' 14", having a radius of 370.00 feet and a chord which bears S 55° 44' 49" W, a distance of 39.72 feet to a 1/2-inch iron rod with cap set for a point of tangency, and
2. S 52° 40' 11" W, passing at a distance of 50.76 feet a curving southwesterly line of said 105.508 acre tract, being the northeasterly right-of-way line of a called 10.30 acre tract of land described in the Possession and Use Agreement For Transportation Purposes, executed May 31, 2001 and recorded under Document Number 2001038661, Official Public Records, Williamson County, Texas, said 10.30 acre tract now existing as A.W. Grimes Boulevard (120' wide), continuing 80.00 feet for a total distance of 110.73 feet to a calculated point on its centerline;

27.77 Acre Multi Family Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2401R2(CMS)
January 9, 2002
SAM, Inc. Job No. 22005-01

THENCE with the curving centerline of said A.W. Grimes Boulevard, to the left, a distance of 402.91 feet through a central angle of $32^{\circ} 13' 58''$, having a radius of 716.20 feet and a chord which bears $N 51^{\circ} 02' 45'' W$, a distance of 397.62 feet to a calculated southwesterly corner of the tract described herein;

THENCE $N 22^{\circ} 50' 16'' E$, a distance of 60.00 feet to a calculated angle point on a northeasterly line of said A.W. Grimes Boulevard, being a southwesterly line of said 105.508 acre tract;

THENCE again crossing said 105.508 acre tract the following sixteen (16) courses and distances:

1. $N 16^{\circ} 27' 36'' W$, a distance of 247.36 feet to a calculated angle point,
2. $N 59^{\circ} 50' 59'' E$, a distance of 97.95 feet to a calculated angle point,
3. $N 82^{\circ} 47' 04'' W$, a distance of 385.93 feet to a calculated angle point,
4. $N 04^{\circ} 47' 00'' E$, a distance of 50.37 feet to a calculated angle point,
5. $S 82^{\circ} 47' 04'' E$, a distance of 426.29 feet to a calculated angle point,
6. $N 06^{\circ} 19' 53'' E$, a distance of 256.15 feet to a calculated angle point,
7. $N 19^{\circ} 11' 57'' W$, a distance of 80.57 feet to a calculated angle point,
8. $N 27^{\circ} 46' 01'' W$, a distance of 191.77 feet to a calculated angle point,
9. $N 05^{\circ} 14' 53'' W$, a distance of 214.77 feet to a calculated angle point,
10. $N 28^{\circ} 31' 27'' E$, a distance of 223.02 feet to a calculated angle point,
11. $N 54^{\circ} 38' 06'' E$, a distance of 33.67 feet to a calculated angle point,
12. $S 14^{\circ} 27' 53'' W$, a distance of 44.64 feet to a calculated angle point,
13. $S 26^{\circ} 37' 38'' W$, a distance of 95.83 feet to a calculated angle point,
14. $S 03^{\circ} 05' 40'' W$, a distance of 371.36 feet to a calculated angle point,
15. $S 18^{\circ} 57' 51'' E$, a distance of 10.65 feet to a calculated angle point, and
16. $N 88^{\circ} 07' 43'' E$, a distance of 1082.28 feet to the **POINT OF BEGINNING** and containing 27.77 acres of land, more or less.

27.77 Acre Multi Family Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2401R2(CMS)
January 9, 2002
SAM, Inc. Job No. 22005-01

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

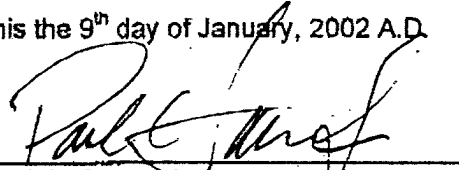
KNOW ALL MEN BY THESE PRESENTS:

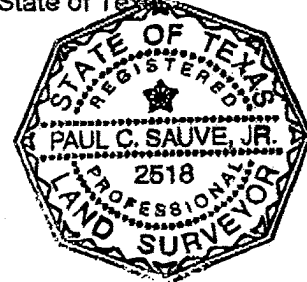
COUNTY OF WILLIAMSON

That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during October 2001 under my direction and supervision.

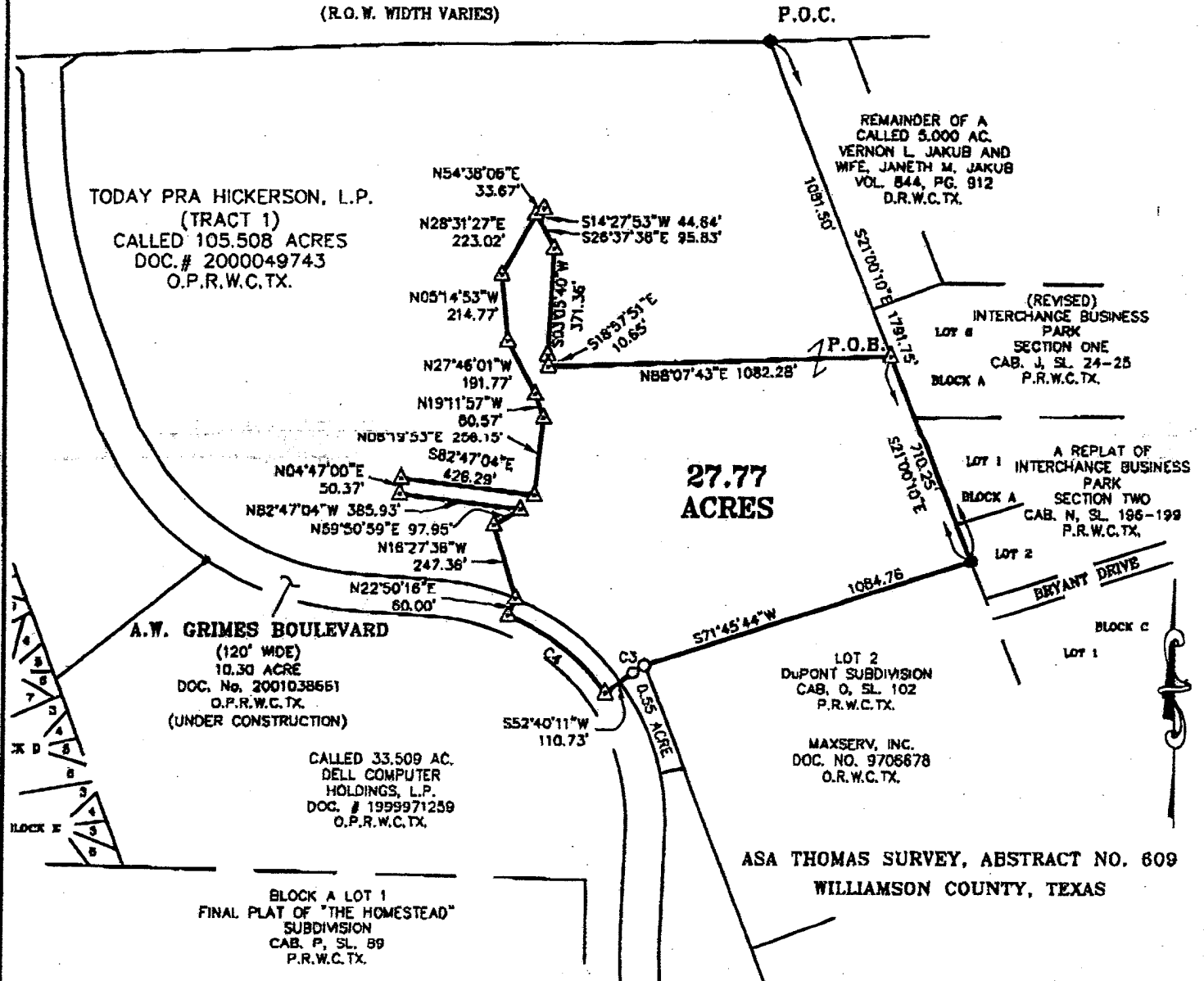
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 9th day of January, 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704


Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas



GATTIS SCHOOL ROAD (R.O.W. WIDTH VARIES)



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP SET
- △ CALCULATED POINT

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES: SEE METES AND BOUNDS DESCRIPTION FOR BEARING BASIS

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord
C3	06°09'14"	370.00'	39.74'	S 55°44'48" W	39.72'
C4	32°13'58"	716.20'	402.91'	N 51°02'45" W	397.62'

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.



GRAPHIC SCALE

PROJECT	HICKERSON
JOB NUMBER	22008-01
DATE	JANUARY 3, 2002
SURVEYOR	P.G. SAUTY, JR.
PARTY CASE#	
FIELDBOOK	
FIELDNOTE	FM2401R2.CMS
TECHNICIAN	BDN/CMS
DRAWING	FM2401R2.DWG
SCALE	1"=500'



4029 CAPITAL OF TEXAS HIGHWAY, 50.
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN, TEXAS 78704
(512) 467-0875
FAX: (512) 328-5029
EMAIL: SAM@SAM-INC-AUS.COM

SKETCH TO
ACCOMPANY
FIELDNOTE No.
2401R2
PAGE 4 OF 4

EXHIBIT "C"
METES AND BOUNDS DESCRIPTION

PARCEL 4

11.51 Acre Single Family Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2282R2(CMS)
January 9, 2002
SAM, Inc. Job No. 22005-01

DESCRIPTION OF AN 11.51 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 11.51 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line for Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, and the northeast corner of said 105.508 acre tract, and from which point a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract bears S 21° 00' 10" E, a distance of 1791.75 feet;

THENCE S 21° 00' 10" E, with the west line of said 5.000 acre tract, being common with the east line of said 105.508 acre tract, a distance of 541.69 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21° 00' 10" E, continuing with said common line, passing at a distance of 376.69 feet a 1/2-inch iron rod found for the southwest corner of said 5.000 acre tract, being the northwest corner of Lot 6, Block A, (Revised) Business Park Section One, a subdivision of record filed in Cabinet J, Slide 24, Plat Records of Williamson County, Texas, continuing for a total distance of 539.81 feet to a calculated southeastern angle point of the tract described herein;

THENCE leaving said common line and crossing said 105.508 acre tract, the following six (6) courses and distances:

1. S 88° 07' 43" W, a distance of 1082.39 feet to the calculated southwest corner of the tract described herein,
2. N 18° 57' 51" W, a distance of 10.65 feet to a calculated point,
3. N 03° 05' 40" E, a distance of 371.36 feet to a calculated point,
4. N 26° 37' 38" W, a distance of 95.83 feet to a calculated point,
5. N 14° 27' 53" E, a distance of 44.64 feet to a calculated point, and

11.51 Acre Single Family Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2282R2(CMS)
January 9, 2002
SAM, Inc. Job No. 22005-01

6. N 88° 07' 43" E, a distance of 904.06 feet to the **POINT OF BEGINNING** and containing 11.51 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

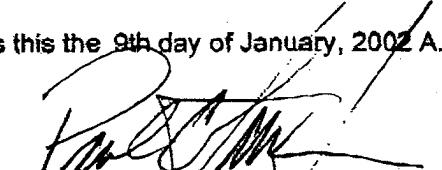
KNOW ALL MEN BY THESE PRESENTS:

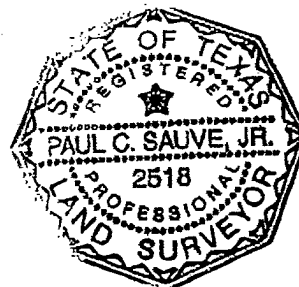
COUNTY OF WILLIAMSON

That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 9th day of January, 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704


Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas



**GATTIS SCHOOL ROAD
(ROW WIDTH VARIES)**

P.O.C.

1/2" IRON
ROD FOUND

541.59'

REMAINDER OF A
CALLED 3.000 AC.
VERNON L. JAKUB AND
WIFE, JANETH M. JAKUB
VOL. 644, PG. 912
D.R.W.C.TX.

P.O.B.

N88°07'43"E 904.06'

N14°27'53"E 44.84'

N26°37'38"W 95.83'

**11.51
ACRES**

N03°05'40"E 371.36'

N18°57'51"W 10.85'

S88°07'43"W 1082.39'

S70°07'10"E 539.51'

S70°07'10"E 1291.73'

LOT 6
BLOCK A

(REVISED)
INTERCHANGE BUSINESS PARK
SECTION ONE
CAB. J, SL. 24
P.R.W.C.TX.

BLOCK A

LOT 1

A REPLAT OF
INTERCHANGE BUSINESS PARK
SECTION TWO
CAB. N, SL. 196
P.R.W.C.TX.

LOT 2

BRYANT DRIVE

BLOCK C

LOT 2
DuPONT SUBDIVISION
CAB. O, SL. 102
P.R.W.C.TX.

TODAY PRA HICKERSON, L.P.
CALLED 105.508 ACRES
DOC.# 2000049743
O.P.R.W.C.TX.

A.W. GRIMES BOULEVARD
(120' WIDE)
DOC. No. 2001038661
O.P.R.W.C.TX.
(UNDER CONSTRUCTION)

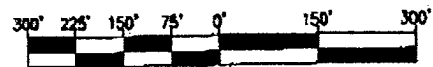
**ASA THOMAS SURVEY, ABSTRACT NO. 609
WILLIAMSON COUNTY, TEXAS**

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◻ CONCRETE MONUMENT WITH BRASS DISK FOUND
- △ CALCULATED POINT
- P.O.C. POINT OF CEMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

RECORDERS MEMORANDUM

All or parts of the text on this page was not
clearly legible for satisfactory recordation.



GRAPHIC SCALE

NOTES: SEE METES AND BOUNDS DESCRIPTION FOR BEARING BASIS

PROJECT:	HICKERSON
JOB NUMBER:	22008-01
DATE:	JANUARY 5, 2002
SURVEYOR:	P.C.S.
PARTY CHECK:	
FIELD BOOK:	
FIELD NOTES:	FM2282R2.CVS
TECHNICIAN:	BON/CMS
DRAWING:	FM2282R2.DWG
SCALE:	1"=300'



4029 CAPITAL OF TEXAS HIGHWAY, 50,
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN TEXAS, 78704
(512) 667-0575
FAX: (512) 526-3029
EMAIL: SAM@SAM-INC-AUS.COM

**SKETCH TO
ACCOMPANY FIELD
NOTE No. 2282R2
PAGE 3 OF 3**

EXHIBIT "C"
METES AND BOUNDS DESCRIPTION

PARCEL 5

6.19 Acre Commercial Zoning Tract
ASA Thomas Survey A-609
Williamson County, Texas

FN2283R(BDN)
OCTOBER 31, 2001
SAM, Inc. Job No. 21204-07

DESCRIPTION OF A 6.19 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF A CALLED 10.30 ACRE TRACT OF LAND DESCRIBED IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, EXECUTED MAY 31, 2001 AND RECORDED UNDER DOCUMENT NUMBER 2001038661, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 6.19 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod found for the northeast corner of Lot 2, Block A, George Subdivision, a plat of record filed in Cabinet O, Slide 228, Plat Records of Williamson County Texas, and in the west line of Lot 3, of the DuPont Subdivision, a plat of record filed in Cabinet, O, Slide 102, Plat Records of Williamson County, Texas, also being the southeast corner of the tract described herein;

THENCE S 69° 10' 15" W, with the north line of said Lot 2, passing at a distance of 358.78 feet a ½-inch iron rod with cap found for the southeast corner of said 10.30 acre tract, passing at a distance of 363.97 feet a ½-inch iron rod found for the northwest corner of said Lot 2 and continuing a total distance of 419.24 feet to a calculated point on the centerline of said 10.30 acre tract (A.W. Grimes Boulevard), for the southwest corner of the tract described herein;

THENCE with said centerline and the west line of the tract described herein the following three (3) courses and distances:

1. with the arc of a curve to the right, a distance of 404.11 feet through a central angle of 16° 09' 51", having a radius of 1432.39 feet, and a chord which bears N 05° 50' 07" W, a distance of 402.77 feet to a calculated point of tangency,
2. N 02° 14' 49" E, a distance of 349.90 feet to a calculated point of curvature, and
3. with the arc of a curve to the left, a distance of 464.71 feet through a central angle of 37° 10' 35", having a radius of 716.20 feet, and a chord which bears N 16° 20' 29" W, a distance of 456.60 feet to a calculated point for the northwest corner of the tract described herein;

THENCE continuing to cross said 10.30 acre tract and said 105.508 acre tract N 52° 40' 11" E, a distance of 74.35 feet to a ½-inch iron rod with cap set for the northeast corner of the tract described herein;

6.19 Acre Commercial Zoning Tract
ASA Thomas Survey A-609
Williamson County, Texas

FN2283R(BDN)
OCTOBER 31, 2001
SAM, Inc. Job No. 21204-07

THENCE continuing to cross said 105.508 acre tract the following three (3) courses and distances:

1. with the arc of a curve to the left, a distance of 22.71 feet through a central angle of $86^{\circ} 44' 22''$, having a radius of 15.00 feet, and a chord which bears $S 09^{\circ} 18' 00'' W$, a distance of 20.60 feet to a 1/2-inch iron rod with cap set for point of reverse curvature,
2. with the arc of a curve to the right, a distance of 303.15 feet through a central angle of $22^{\circ} 22' 38''$, having a radius of 776.20 feet, and a chord which bears $S 22^{\circ} 52' 52'' E$, a distance of 301.23 feet to a 1/2-inch iron rod with cap set, and
3. $N 78^{\circ} 20' 00'' E$, a distance of 75.09 feet to a 1/2-inch iron rod set in the west line of said Lot 2, Dupont Subdivision, same being an east line of said 105.508 acre tract for a northeast corner of the tract described herein;

THENCE with said common line and the west line of said Lot 3 $S 20^{\circ} 34' 53'' E$, a distance of 856.47 feet to the **POINT OF BEGINNING** and containing 6.19 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

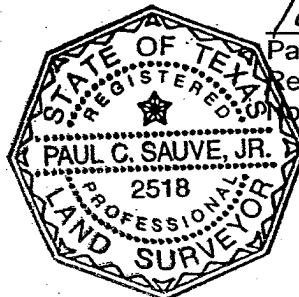
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Paul C. Sauve, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during October 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 31st day of October 2001 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704



Paul C. Sauve, Jr.
Paul C. Sauve, Jr.
Registered Professional Land Surveyor
No. 2518 - State of Texas

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

A.W. GRIMES BOULEVARD
(120' WDE)
10.30 ACRES
DOC. No. 2001038661
O.P.R.W.C.TX.
(UNDER CONSTRUCTION)

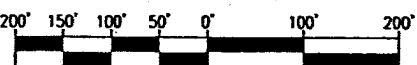
C1
 $\Delta = 16^{\circ}09'51''$
 $R = 1432.39'$
 $L = 404.11'$
 $T = 203.40'$
 $CB = N05^{\circ}50'07''W$
 $C = 402.77'$

C2
 $\Delta = 37^{\circ} 10' 35''$
 $R = 716.20'$
 $L = 464.71'$
 $T = 240.86'$
 $CB = N16^{\circ} 20' 29'' W$
 $C = 456.60'$

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP SET

P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

ASA THOMAS SURVEY, ABSTRACT NO. 609
WILLIAMSON COUNTY, TEXAS



GRAPHIC SCALE

C3
 $\Delta=86^{\circ}44'22''$
 $R=15.00'$
 $L=22.71'$
 $T=14.17'$
 $CB=S09^{\circ}18'00''W$
 $C=20.60'$

MAXSERV, INC.
DOC. NO. 9706678
O.R.W.C.TX.

LOT 2
DuPONT SUBDIVISION
CAB. O, SL. 102
P.R.W.C.TX.

C4
 $\Delta = 22^{\circ}22'38''$
 $R = 776.20'$
 $L = 303.15'$
 $T = 153.53'$
 $CB = S22^{\circ}52'52''E$
 $C = 301.23'$

LOT 3
DuPONT
SUBDIVISION
CAB. O, SL. 102
P.R.W.C.TX.

P.O.B.

BLOCK A
GEORGE SUBDIVISION
CAB. O, SL. 228
P.R.W.C.TX.

PROJECT:	HICKERSON
JOB NUMBER:	21204-07
DATE:	OCTOBER 30, 2001
SURVEYOR:	P.C. SAUVE, JR.
PARTY CHIEF:	
FIELDBOOK:	
FIELDNOTE:	FM2283.BDN
TECHNICIAN:	B.D. NEWSOME
DRAWING:	FM2283.DWG
SCALE:	1"=200'



4029 CAPITAL OF TEXAS HIGHWAY, SO.
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN TEXAS, 78704
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAM-INC-AUS.COM

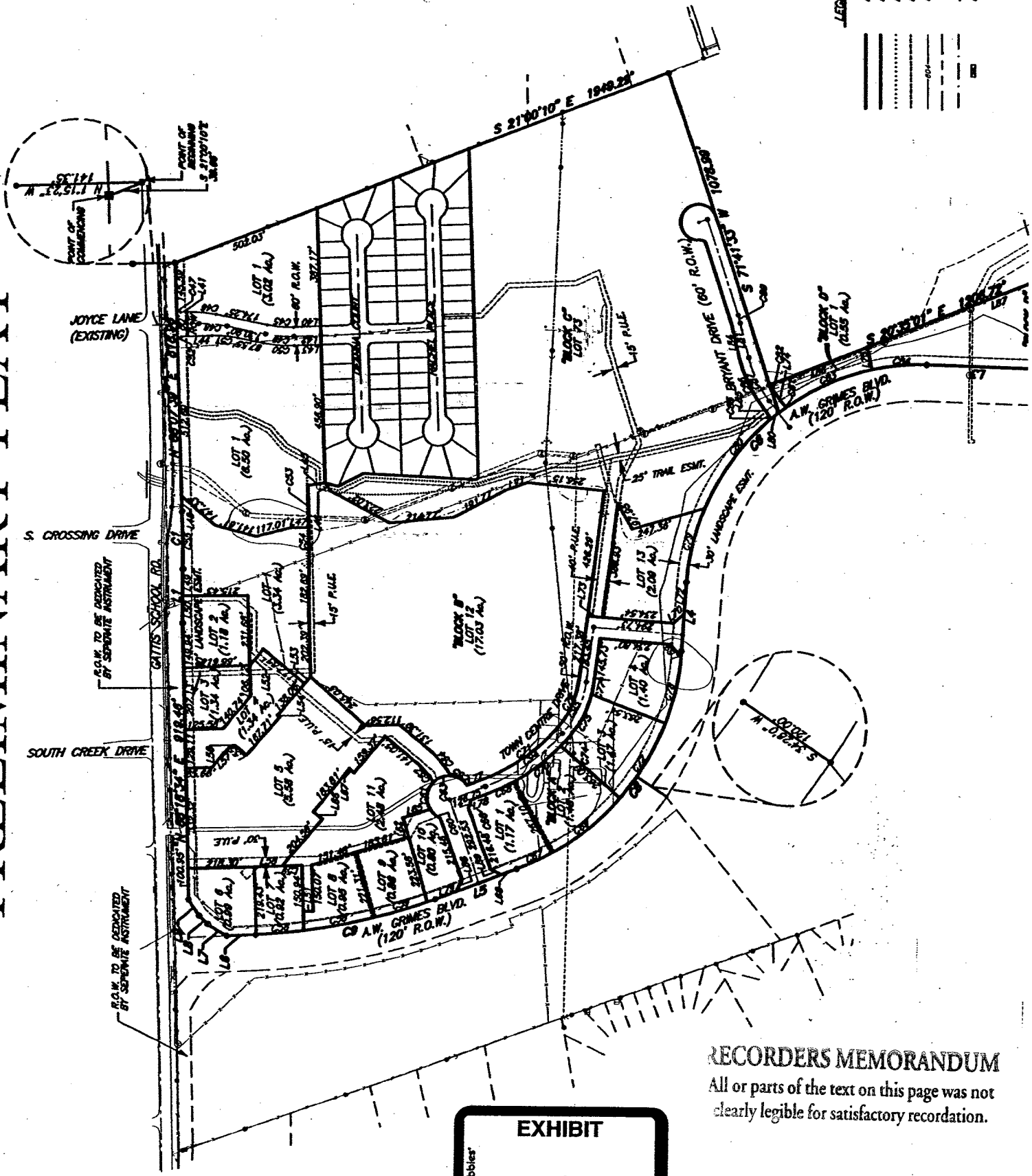
SKETCH TO ACCOMPANY
FIELDNOTE No. 2283R
PAGE 3 OF 3

PRELIMINARY PLAT

DATE: OWNER: ACREAGE: SURVEY: NO. OF BL: NO. OF LO: NEW STREET: SURVEYOR: ENGINEER: BENCHMARK:

LEGEND

- PRELIMINARY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED TRAIL ALG
- EXISTING LINE
- EXISTING CONTOUR
- 100-1R FLOOD PLAIN
- 25-1R FLOOD PLAIN
- ADDITIONAL ROAD



RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

EXHIBIT
C-1

SQUARE FOOTAGE

12	5,150.00
7	5,150.00
8	5,150.00
9	5,150.00
10	5,150.00
11	5,150.00
12	5,150.00
13	5,150.00
14	5,150.00
15	5,150.00
16	5,150.00
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84	5,150.00
85	5,150.00
86	5,150.00
87	5,150.00
88	5,150.00
89	5,150.00
90	5,150.00
91	5,150.00
92	5,150.00
93	5,150.00
94	5,150.00
95	5,150.00
96	5,150.00
97	5,150.00
98	5,150.00
99	5,150.00
100	5,150.00

DATE: 10/15/11 BY: [Signature]

EXHIBIT "D"

DEVELOPMENT STANDARDS

DEVELOPMENT PARCEL "3A"

TOWNHOUSE DEVELOPMENT PARCELS

The following Development Standards shall apply to all development on portions of the Property which are identified as Development Parcel "3A" on the Plan attached hereto as Exhibit "C".

1. PERMITTED USES:

The following principal uses are permitted:

A maximum of two-hundred (200) Townhouse residential dwelling units, together with accompanying recreational amenities, shall be permitted on Parcel 3A. Townhouse residential dwelling units shall be defined as two or more dwelling units constructed with common or abutting walls together with any associated common areas. No Townhouse residential dwelling units may be constructed on top of any other dwelling units, provided however, this does not prevent portions of any such two story dwelling unit(s) from partially encroaching over the top of or below another unit.

Senior independent living, assisted living or nursing homes licensed by the State of Texas. The total number of living units for independent living or assisted living shall not exceed two-hundred (200) dwelling units. The total number of patient rooms in a nursing home shall not exceed two-hundred (200).

Senior housing shall be restricted to persons 55 years or older or those who qualify for a HUD exemption from the prohibition against familial status discrimination under the Fair Housing Act.

The total number of units permitted on parcel 3A, whether townhouse residential, senior independent living, assisted living, nursing home or any combination of these uses shall not exceed two hundred (200) units.

All Townhouse residential dwelling units shall either be established as Condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or as platted subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy. This does not prevent Townhouse units from being rented nor does it prevent one owner from owning two or more units.

In addition to the residential uses stated above, any portion of Parcel 3A may be developed and used for any use permitted on Parcel 2 in accordance with all of the standards set forth for development on Parcel 2 in this Exhibit D.

The requirements of this Agreement replace 11.320 (3), (q) and (r) of the Code.

2. HEIGHT:

No building on the Property shall exceed two (2) stories in height. except as otherwise specified herein.

The requirements of this Agreement replace 11.310 (4), (b), (iii) and (iv) of the Code.

3. DESIGN STANDARDS:

3.1 Exterior Finish:

The exterior finish of all buildings shall be 100 percent masonry, except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean stone, simulated stone, brick, stucco, or cement based siding such as "Hardi Plank", or such other similar quality material approved in writing by the Director of Planning. Cement based siding or stucco shall not comprise more than a combined total of fifty percent (50%) of the exterior finish (breezeways, free standing garages and patio or balcony insets are not included in this calculation).

3.2 Roofing Materials:

Roofing materials shall consist of twenty-five (25) year architectural dimensional shingles, tile or pre-finished, non-reflective metal, or such other similar quality material approved in writing by the Director of Planning.

3.3 Building Elevations:

Any wall in excess of seventy-five (75') feet in length shall include off sets approved by the Director of Planning, to preclude a box design.

3.4 Special Design Features:

All buildings, other than garages, shall contain a minimum four (4) of the following design features, which shall be chosen by the Owner. The design features are as defined in Identifying American Architecture, by John Blumenson, 2nd Edition, Copyright 1981, W.W. Norton & Co., N.Y.

- 3.4.1 Bow window.
- 3.4.2 Bay window.
- 3.4.3 Arched window.
- 3.4.4 Gable window.
- 3.4.5 Oval or round windows.
- 3.4.6 Shutters.
- 3.4.7 Arched entry, balcony or breezeway entrance.
- 3.4.8 Stone or brick accent wall.
- 3.4.9 Decorative stone or brick band.
- 3.4.10 Decorative tile.
- 3.4.11 Veranda, terrace, porch or balcony.
- 3.4.12 Projected wall or dormer.
- 3.4.13 Variation of roof lines on the building.
- 3.4.14 Decorative caps on chimneys.

4. BUILDING SETBACKS:

4.1 Primary Building Setbacks:

- 4.1.2 Minimum building setbacks from any public street shall be twenty (20) feet.
- 4.1.3 Minimum building setbacks from all internal property lines shall be twenty-five (25) feet.
- 4.1.4 Minimum setbacks from abutting single family residential lots (Parcel 4), measured from the abutting property line, shall be as follows:
 - Minimum building setbacks for one-story portions of apartment buildings shall be 25 feet.
 - Minimum building setbacks for two-story portions of apartment buildings shall be 50 feet.
 - Minimum building setbacks for three-story portions of apartment buildings shall be 100 feet.

4.2 Carports and garages:

4.2.1 Street Yard setbacks: Carports and garages shall not be permitted within any street yard or within the landscape easements identified on Exhibit "C".

4.2.2 All other yard set backs: Carport and garage setbacks for all other yards shall be fifteen (15') feet.

5. PHASED DEVELOPMENT:

When development is phased on the parcel and such phasing is designed to be part of a single development, setback requirements will not apply between development phases, unless access to any such development phase is provided directly from a public street, in which case the street yard setback shall apply to the frontage on such street.

6. SERVICE AREAS:

6.1 Trash Storage

Refuse storage enclosures are required for all residential buildings. Enclosures must be of sufficient height to visually screen all refuse containers. All enclosures must be constructed of permanent materials (concrete, masonry, split face block, wood, etc.), which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. Gates shall be required only if required to achieve the required visual screening.

6.2 Street Level Mechanical Equipment:

All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building shall be visually screened and landscaped. Large equipment shall be visually screened and landscaping shall be used to soften the visual appearance of the walls enclosing service areas. Service areas must be paved and drained.

6.3 Roof Mounted Mechanical Equipment:

All roof mounted mechanical equipment must be visually screened from view from the public streets and Development Parcel 4, from a height that is five (5) feet above grade measured at the lot line of the lot the building is located on. Screening must be compatible with the building design.

7. LANDSCAPING:

7.1 Landscape Easement:

A twenty (20) foot wide landscape easement shall be provided adjacent to all public streets.

All areas located within these landscape easements shall be used solely for the purpose of landscaping, except for sidewalks, driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property. Surface drainage swales may be placed within the landscape easements, provided that they are first approved by the Director of Planning as part of a comprehensive landscape plan.

Drainage detention and water quality structures are prohibited in landscape easements.

Landscaping within landscape easements shall be credited against Street Yard Landscape requirements.

7.2 Street Trees:

Street trees shall be planted within the landscape easement adjacent to all public streets. Street trees shall be planted in compliance with the following criteria

7.2.1 Spacing of and size of trees shall meet the following criteria:

- Large size tree species shall have a minimum caliper size of 3.5 inches and shall be spaced no more than 40 feet apart.
- Medium size tree species shall have a minimum caliper size of 2.5 inches and shall be spaced no more than 30 feet apart.
- Small size tree species shall have a minimum caliper size of 1.5 inches and shall be spaced no more than 20 feet apart.
- Tree species size shall be determined by the Urban Forester.

7.2.2 Street trees shall be planted to avoid interference with street lights, signage and other fixtures.

7.2.3 Street trees shall be planted at least eight feet (8) from edge of driveways.

7.2.4 Street trees shall be kept out of street intersection triangles at a minimum of 35 feet by 35 feet measured from the face of curb.

7.2.5 Street trees shall be planted no less than 5 feet from underground utilities and 15 feet from overhead lines.

7.2.6 Street trees shall be planted no less than 5 feet from fire hydrants.

7.2.7 Street trees shall be planted no less than 8 feet from the back of curb along A. W. Grimes Boulevard and no less than 4 feet from back of curb along all other public streets.

- 7.2.8 Caliper size, height, measurement and other specifications shall be as specified in *American Standards for nursery stock* (ANSI260.1.).
- 7.2.9 Planting Plan: The Owner shall submit a street tree planting plan in conjunction with the submittal of construction plans for the first phase of each Development Parcel identified on Exhibit C.
- 7.2.10 Street trees shall be irrigated by a permanent automatic irrigation system constructed to City standards by the Owner
- 7.2.11 Street trees and their associated irrigation system shall be planted and inspected prior to the issuance of the first Certificate of Occupancy for each Development Parcel identified on Exhibit C.
- 7.2.12 A fiscal maintenance guarantee shall be provided by the Owner, which provides for replacement of street trees and repair of irrigation systems for a period of two years following the initial inspection. The Urban Forester shall have the authority to identify all trees and other plant materials, which require replacement within the two-year maintenance guarantee period. The fiscal guarantee period shall be extended for one year for all plants that are replaced.
- 7.2.13 A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

7.3 Open Space:

All parcels for which a building permit and a Certificate of Occupancy have been issued and which do not contain buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. The landscape planting must provide for easy maintenance. Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.

All such landscaped areas not planted in groundcover or shrub beds will be planted in grasses, preferably sod. Over-seeding in fall with cool season native grasses is allowed.

The area located within the 25-year flood plain may be seeded for grass without requiring additional plant materials

7.4 Rights of Way:

Areas within public street rights-of-way must be landscaped and irrigated only in accordance with a license agreement with the City.

Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.

7.5 Irrigation:

An underground, automatic irrigation system must be installed in all landscaped areas, other than areas approved by the Director of Planning for plant materials that do not normally require irrigation. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.

All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

8. UTILITY LINES:

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

9. FENCING:

Fencing may be constructed in any yard and along any property line for the purpose of screening or security. When fencing is constructed it shall meet the following standards:

9.1 Street Yard: Fencing in street yards shall be constructed of wrought iron with stone or brick columns. All columns shall be set in concrete to ensure a sturdy and durable fence. Street yard fence materials shall wrap around and extend a minimum of fifty feet (50') along side property lines.

9.2 Other Yards: Fencing in yards other than street yards shall be constructed of wood, woodcrete, masonry or wrought iron. All fence posts shall be either masonry or rust resistant steel, treated wood or similar material set in concrete. The finished side of all perimeter fencing shall face the outside of the development.

9.3 Fencing adjacent to trail: Fencing adjacent to the trail shall be constructed of wrought iron with stone or brick columns. All columns shall be set in concrete to a sufficient depth to ensure a sturdy and durable fence.

10. SITE PLAN REQUIRED:

A site plan for each phase of development shall be submitted to the City to ensure compliance with the terms of this Agreement prior to the issuance of each building permit.

11. SIGNS:

All freestanding signs shall be Monument Signs, as defined by the Code and modified by this Agreement.

12. VEHICLES IN STREET YARDS:

No recreational vehicles, boats, trailers or commercial trucks shall be permitted to be parked in any street yard. Standard Sport Utility Vehicles are not restricted by this section.

13. PARKING STANDARDS:

The following parking requirements shall be provided with each phase of development.

Parking spaces for each one bedroom dwelling unit.	1.5 spaces
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Parking spaces for each two bedroom dwelling unit.	2.0 spaces
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Parking spaces for each three bedroom dwelling unit.	2.5 spaces
--	------------

Additional parking in the amount equal to five percent (5%) of the combined parking required for the dwelling units shall be provided to accommodate guest parking.

All parking spaces shall be a minimum of nine feet (9') wide.

No tandem parking shall be permitted except where garages are provided, which are attached directly to the apartment unit they serve and the tandem space is located behind the garage door and assigned to the same unit as the garage.

Alternative parking standards or requirements may be approved by the Director of Planning for senior independent living, assisted living and nursing homes based on a specific site plan.

14. PEDESTRIAN ACCESS TO SHOPPING CENTER

A sidewalk, which provides pedestrian access from the apartments constructed on Parcel 3A to the shopping center and Town Center constructed on Parcel 2, shall be constructed as part of each phase of apartment development. This sidewalk shall connect to the sidewalks to be constructed along Town Centre Drive.

DEVELOPMENT PARCEL " 3B"

TOWNHOUSE & SINGLE FAMILY PARCEL

The following Development Standards shall apply to all development on portions of the Property which are identified as Development Parcel " 3B " on the Plan attached hereto as Exhibit "C".

1. PERMITTED USES:

The following principal uses are permitted:

A maximum of two-hundred (200) townhouse residential dwelling units, together with accompanying recreational amenities, shall be permitted on Parcel 3B. Townhouse residential dwelling units shall be defined as two or more dwelling units constructed with common or abutting walls together with any associated common areas. No Townhouse residential dwelling units may be constructed on top of any other dwelling units, provided however, this does not prevent portions of any such two story dwelling unit(s) from partially encroaching over the top of or below another unit.

Senior independent living, assisted living or nursing homes licensed by the State of Texas. The total number of living units for independent living or assisted living shall not exceed two-hundred (200) dwelling units. The total number of patient rooms in a nursing home shall not exceed two-hundred (200).

Senior housing shall be restricted to persons 55 years of age or older or those who qualify for a HUD exemption from the prohibition against familial status discrimination under the Fair Housing Act.

The total number of units, whether townhouse residential, senior independent living, assisted living, nursing home or any combination of these uses shall not exceed two-hundred (200) units.

All Townhouse residential dwelling units shall either be established as Condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or platted as subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy. This does not prevent Townhouse units from being rented nor does it prevent one owner from owning two or more units.

In addition to the uses stated above, any portion of Parcel 3B may be developed into single family lots in accordance with all the standards set forth for development on Parcel 4 in this Exhibit D.

Portions of Parcel 3B not utilized for townhouse development may be developed into single family lots in accordance with the standards set forth in this Agreement for Parcel 4.

The requirements of this Agreement replace 11.320 (3), (q) and (r) of the Code.

2. HEIGHT:

No building on the Property shall exceed two (2) stories in height. except as otherwise specified herein.

The requirements of this Agreement replace 11.310 (4), (b), (iii) and (iv) of the Code.

3. DESIGN STANDARDS:

3.1 Exterior Finish:

The exterior finish of all buildings shall be 100 percent masonry, except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean stone, simulated stone, brick, stucco, or cement based siding such as "Hardi Plank", or such other similar quality material approved in writing by the Director of Planning. Cement based siding or stucco shall not comprise more than a combined total of fifty percent (50%) of the exterior finish (breezeways, free standing garages and patio or balcony insets are not included in this calculation).

3.2 Roofing Materials:

Roofing materials shall consist of twenty-five (25) year architectural dimensional shingles, tile or pre-finished, non-reflective metal, or such other similar quality material approved in writing by the Director of Planning.

3.3 Building Elevations:

Any wall in excess of seventy-five (75') feet in length shall include off sets approved by the Director of Planning, to preclude a box design.

3.4 Special Design Features:

All buildings, other than garages, shall contain a minimum four (4) of the following design features, which shall be chosen by the Owner. The design features are as defined in Identifying American Architecture, by John Blumenson, 2nd Edition, Copyright 1981, W.W. Norton & Co., N.Y.

3.4.1 Bow window.

3.4.2 Bay window.

3.4.3 Arched window.

3.4.4 Gable window.

- 3.4.5 Oval or round windows.
- 3.4.6 Shutters.
- 3.4.7 Arched entry, balcony or breezeway entrance.
- 3.4.8 Stone or brick accent wall.
- 3.4.9 Decorative stone or brick band.
- 3.4.10 Decorative tile.
- 3.4.11 Veranda, terrace, porch or balcony.
- 3.4.12 Projected wall or dormer.
- 3.4.13 Variation of roof lines on the building.
- 3.4.14 Decorative caps on chimneys.

3.5 Access for townhouse development:

Access drives for all development other than single family development shall be to Bryant Drive or Town Centre Drive.

4. BUILDING SETBACKS:

4.1 Primary Building Setbacks for townhouse development:

- 4.1.2 Minimum building setbacks from A. W. Grimes Boulevard and Bryant Drive shall be thirty-feet (30').
- 4.1.3 Minimum building setback from any other public street shall be twenty (20) feet.
- 4.1.4 Minimum rear yard building setbacks shall be twenty (20) feet.
- 4.1.5 Minimum spacing between buildings shall be twenty-five (25) feet.
- 4.1.6 Minimum setbacks from abutting single family residential lots (Parcel 4), measured from the abutting property line, shall be as follows:
 - Minimum building setbacks for one-story portions of townhouses shall be 25 feet.
 - Minimum building setbacks for two-story portions of townhouses shall be 50 feet.

4.2 Carports and garages:

- 4.2.1 Each townhouse dwelling unit containing only one bedroom shall include an attached or detached one car garage.
- 4.2.2 Each townhouse dwelling unit containing two or more bedrooms shall include an attached or detached two car garage.
- 4.2.3 Street Yard setbacks: Garages shall not be permitted within any street yard or within the landscape easements identified on Exhibit "C".

4.2.4 All other yard set backs: Garage setbacks for all other yards shall be fifteen (15') feet.

5. PHASED DEVELOPMENT:

When development is phased on the parcel and such phasing is designed to be part of a single development, setback requirements will not apply between development phases, unless access to any such development phase is provided directly from a public street, in which case the street yard setback shall apply to the frontage on such street.

6. SERVICE AREAS:

6.1 Trash Storage

Refuse storage enclosures are required for all residential buildings. Enclosures must be of sufficient height to visually screen all refuse containers. All enclosures must be constructed of permanent materials (concrete, masonry, split face block, wood, etc.), which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. Gates shall be required only if required to achieve the required visual screening.

6.2 Street Level Mechanical Equipment:

All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building shall be visually screened and landscaped. Large equipment shall be visually screened and landscaping shall be used to soften the visual appearance of the walls enclosing service areas. Service areas must be paved and drained.

6.3 Roof Mounted Mechanical Equipment:

All roof mounted mechanical equipment must be visually screened from view from the public streets and Development Parcel 4, from a height that is five (5) feet above grade measured at the lot line of the lot the building is located on. Screening must be compatible with the building design.

7. LANDSCAPING:

7.1 Landscape Easement:

A thirty (30) foot wide landscape easement shall be provided adjacent to A. W. Grimes Boulevard and Bryant Drive.

A twenty (20) foot wide landscape easement shall be provided adjacent to all other public streets.

All areas located within these landscape easements shall be used solely for the purpose of landscaping, except for sidewalks, driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property. Surface drainage swales may be placed within the landscape easements, provided that they are first approved by the Director of Planning as part of a comprehensive landscape plan.

Drainage detention and water quality structures are prohibited in landscape easements.

Landscaping within landscape easements shall be credited against Street Yard Landscape requirements.

7.2 Street Trees:

Street trees shall be planted within the landscape easement adjacent to all public streets. Street trees shall be planted in compliance with the following criteria

7.2.1 Spacing of and size of trees shall meet the following criteria:

- Large size tree species shall have a minimum caliper size of 3.5 inches and shall be spaced no more than 40 feet apart.
- Medium size tree species shall have a minimum caliper size of 2.5 inches and shall be spaced no more than 30 feet apart.
- Small size tree species shall have a minimum caliper size of 1.5 inches and shall be spaced no more than 20 feet apart.
- Tree species size shall be determined by the Urban Forester.

7.2.2 Street trees shall be planted to avoid interference with street lights, signage and other fixtures.

7.2.3 Street trees shall be planted at least eight feet (8) from edge of driveways.

7.2.4 Street trees shall be kept out of street intersection triangles at a minimum of 35 feet by 35 feet measured from the face of curb.

7.2.5 Street trees shall be planted no less than 5 feet from underground utilities and 15 feet from overhead lines.

7.2.6 Street trees shall be planted no less than 5 feet from fire hydrants.

7.2.7 Street trees shall be planted no less than 8 feet from the back of curb along A. W. Grimes Boulevard and no less than 4 feet from back of curb along all other public streets.

- 7.2.8 Caliper size, height, measurement and other specifications shall be as specified in *American Standards for nursery stock* (ANSI260.1.).
- 7.2.9 Planting Plan: The Owner shall submit a street tree planting plan in conjunction with the submittal of construction plans for the first phase of each Development Parcel identified on Exhibit C.
- 7.2.10 Street trees shall be irrigated by a permanent automatic irrigation system constructed to City standards by the Owner
- 7.2.11 Street trees and their associated irrigation system shall be planted and inspected prior to the issuance of the first Certificate of Occupancy for each Development Parcel identified on Exhibit C.
- 7.2.12 A fiscal maintenance guarantee shall be provided by the Owner, which provides for replacement of street trees and repair of irrigation systems for a period of two years following the initial inspection. The Urban Forester shall have the authority to identify all trees and other plant materials, which require replacement within the two-year maintenance guarantee period. The fiscal guarantee period shall be extended for one year for all plants that are replaced.
- 7.2.13 Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

7.3 Open Space:

All parcels for which a building permit and a Certificate of Occupancy have been issued and which do not contain buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. The landscape planting must provide for easy maintenance. Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.

All such landscaped areas not planted in groundcover or shrub beds will be planted in grasses, preferably sod. Over-seeding in fall with cool season native grasses is allowed.

The area located within the 25-year flood plain may be seeded for grass without requiring additional plant materials

7.4 Rights of Way:

Areas within public street rights-of-way must be landscaped and irrigated only in accordance with a license agreement with the City.

Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.

7.5 Irrigation:

An underground, automatic irrigation system must be installed in all landscaped areas, other than areas approved by the Director of Planning for plant materials that do not normally require irrigation. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.

All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

8. UTILITY LINES:

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

9. FENCING:

Fencing may be constructed in any yard and along any property line for the purpose of screening or security. When fencing is constructed it shall meet the following standards:

- 9.1 Street Yard: Fencing in street yards shall be constructed of wrought iron with stone or brick columns. All columns shall be set in concrete to ensure a sturdy and durable fence. Street yard fence materials shall wrap around and extend a minimum of fifty feet (50') along side property lines.
- 9.2 Other Yards: Fencing in yards other than street yards shall be constructed of wood, woodcrete, masonry or wrought iron. All fence posts shall be either masonry or rust resistant steel, treated wood or similar material set in concrete. The finished side of all perimeter fencing shall face the outside of the development.
- 9.3 Fencing adjacent to trail: Fencing adjacent to the trail shall be constructed of wrought iron with stone or brick columns. All columns shall be set in concrete to a sufficient depth to ensure a sturdy and durable fence.

10. SITE PLAN REQUIRED:

A site plan for each phase of development shall be submitted to the City to ensure compliance with the terms of this Agreement prior to the issuance of each building permit.

11. SIGNS:

All freestanding signs shall be Monument Signs, as defined by the Code and modified by this Agreement.

12. VEHICLES IN STREET YARDS:

No recreational vehicles, boats, trailers or commercial trucks shall be permitted to be parked in any street yard. Standard Sport Utility Vehicles are not restricted by this section.

13. PARKING STANDARDS:

The following parking requirements shall be provided with each phase of development.

Parking spaces for each one bedroom dwelling unit.	1.5 spaces
--	------------

Parking spaces for each two bedroom dwelling unit.	2.0 spaces
--	------------

Parking spaces for each three bedroom dwelling unit.	2.5 spaces
--	------------

Additional parking in the amount equal to five percent (5%) of the combined parking required for the dwelling units shall be provided to accommodate guest parking.

All parking spaces shall be a minimum of nine feet (9') wide.

No tandem parking shall be permitted except where garages are provided, which are attached directly to the apartment unit they serve and the tandem space is located behind the garage door and assigned to the same unit s as the garage.

Alternative parking standards or requirements may be approved by the Director of Planning for senior independent living, assisted living and nursing homes based on a specific site plan.

DEVELOPMENT PARCELS " 2 & 5"

COMMERCIAL DEVELOPMENT PARCELS

The Following Development Standards shall apply to all development on portions of the Property, which are identified as Development Parcels "2 and 5" on the Plan attached hereto as Exhibit "C".

1. PERMITTED USES:

The following principal uses are permitted:

All C-1 General Commercial uses identified in the City of Round Rock Zoning Ordinance except for uses listed in Paragraph 2, below.

2. PROHIBITED USES:

The following uses are prohibited on the Property: cell towers and other free standing towers over thirty (30') feet in height, mini-warehouses, flea markets, sexually oriented businesses, portable buildings sales, except as incidental to other retail sales, outdoor amusement parks or carnivals, wholesale nurseries, recreational vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales, auto body and paint shops and truck stops.

3. OUTDOOR SALES & DISPLAYS

Outdoor sales and displays are permitted as accessory uses in conjunction with the principal use of a building only in areas designated on the site plan approved by the Director of Planning for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use, and shall not comprise a separate business use. Parking requirements contained in the Code shall apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

4. DEVELOPMENT STANDARDS:

4.1 The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal

4.2 The following materials are prohibited on all exterior walls of all buildings and structures. This section does not apply to trim or minor decorative features.

- Unfinished sheet metal.

4.3 Primary shopping center buildings:

The following development standards apply to the primary shopping center buildings. The definition of primary shopping center buildings for the purpose of this section shall be all buildings that contain more than ten thousand (10,000) square feet of gross floor area (heated and air conditioned space) or such smaller buildings, which are physically attached to such a building. It shall also include all buildings on Parcel 5, identified on Exhibit C.

4.3.1 The front and side elevations shall be 100 percent masonry, except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean brick, stone, stucco or such other similar quality material approved in writing by the Director of Planning. Stucco shall not comprise more than fifty (50) percent of this exterior finish. All other elevations shall be constructed of brick, stone, stucco, split face concrete block or concrete tilt wall, or such other similar quality material approved in writing by the Director of Planning.

4.3.2 Primary shopping center buildings shall be permitted flat roofs only when the building contains segments with pitched roof lines that are part of an overall architectural design approved by the Director of Planning. Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved in writing by the Director of Planning.

4.4 Buildings other than primary shopping center buildings:

The following development standards apply to all buildings not defined as primary shopping center buildings in section 4.3 above.

4.4.1 All building elevations shall be 100 percent masonry except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean brick, stone or stucco or such other similar quality material approved in writing by the Director of Planning. Stucco shall not comprise more than fifty (50) percent of this exterior finish.

4.4.2 All buildings shall be permitted flat roofs only when the building contains segments with pitched roof lines that are part of an overall architectural design approved by the Director of Planning. Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved in writing by the Director of Planning.

5. SERVICE & LOADING AREAS:

5.1 Screening Required:

No dock high loading area is permitted unless such area is visually screened from public streets.

5.2 Delivery Vehicles:

All delivery and utility vehicles parked on-site (other than when being actively loaded or unloaded) shall be parked within an area visually screened from public streets.

5.3 Service Areas:

Service areas will be visually screened from all public rights-of-way. Methods of screening include walled entrances, evergreen landscaping, and depressed service areas.

5.4 Loading areas:

All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as not to prohibit on-site vehicular circulation when occupied. Loading spaces will be located directly in front of or adjacent to a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty feet (50') from a public street. This provision does not prevent the location of doors that provide common entry to a building from being used for minor deliveries and courier service by vehicles with six or less wheels.

5.5 Trash Storage

Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to visually screen all refuse containers, so as to provide visual screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, split face block, etc.), which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. Gates shall be required only if required to achieve the needed visual screening.

5.6 Street Level Mechanical Equipment:

All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building shall be visually screened and landscaped. Large equipment shall be visually screened and landscaping shall be used to soften the visual appearance of the walls enclosing service areas. Service areas must be paved and drained.

5.7 Roof Mounted Mechanical Equipment:

All roof mounted mechanical equipment must be visually screened from view from the public streets from a height of five (5) feet above grade measured at the lot line of the site on which the building is located. Screening must be compatible with the building design.

6. LANDSCAPING:

6.1 Landscape and sidewalk easement:

A thirty-foot (30') wide landscape easement shall be provided adjacent to A. W. Grimes Boulevard and Gattis School Road as generally identified on Exhibit "C".

A twenty (20) foot wide landscape easement shall be provided along all other public streets.

All areas located within these easements shall be used solely for the purpose of landscaping, and sidewalks, except for, driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property.

Surface drainage swales may be placed within these easements, provided they are approved by the Director of Planning as part of a comprehensive landscape plan.

Drainage detention and water quality structures are prohibited in these easements.

Landscaping within these easements shall be credited against street yard landscape requirements.

6.2 Street Trees:

Street trees shall be planted within the landscape easement adjacent to all public streets. Street trees shall be planted in compliance with the following criteria

6.2.1 Spacing of and size of trees shall meet the following criteria:

- Street trees along A. W. Grimes Boulevard and Gattis School Road shall be large size tree species with a minimum caliper size of 3.5 inches and shall be spaced no more than 40 feet apart.
- Street trees along all other public streets may also include medium size tree species with a minimum caliper size of 2.5 inches planted no more than 30 feet apart; and small size tree species with a minimum caliper size of 1.5 inches planted no more than 20 feet apart
- Tree species size shall be determined by the Urban Forester.

- 6.2.2 Street Trees: Street trees shall be planted to avoid interference with streetlights, signage and other fixtures.
- 6.2.3 Street trees shall be planted at least eight feet (8') from edge of driveways.
- 6.2.4 Street trees shall be kept out of street intersection triangles at a minimum of 35 feet by 35 feet measured from the face of curb.
- 6.2.5 Street trees shall be planted no less than 5 feet from underground utilities and 15 feet from overhead lines.
- 6.2.6 Street trees shall be planted no less than 5 feet from fire hydrants.
- 6.2.7 Street trees shall be planted no less than 8 feet from the back of curb along A. W. Grimes Boulevard and Gattis School Road. Street trees shall be planted no less than 4 feet from back of curb along all other streets.
- 6.2.8 Caliper size, height, measurement and other specifications shall be as specified in *American Standards for nursery stock* (ANSI260.1)
- 6.2.9 Planting Plan: The Owner shall submit a street tree planting plan for A. W. Grimes Boulevard and Gattis School Road with the submittal of construction plans for the first phase of development on Development Parcel 2 identified on Exhibit C.
- 6.2.10 Street trees shall be irrigated by a permanent automatic irrigation system constructed to City standards by the Owner
- 6.2.11 Street trees and their associated irrigation system, along A. W. Grimes Boulevard and Gattis School Road, shall be planted and inspected prior to the issuance of the first Certificate of Occupancy for any development on Development Parcel 2 identified on Exhibit C.
- 6.2.12 Street trees and their associated irrigation system, along Town Centre Drive, shall be planted and inspected as part of the street construction for each portion of Town Centre Drive prior to street improvements being accepted by the City.
- 6.2.13 A fiscal maintenance guarantee shall be provided by the Owner, which provides for replacement of trees and repair of irrigation systems for a period of two years following the initial inspection. The Urban Forester shall have the authority to identify all trees and other plant materials, which require replacement within the two-year maintenance guarantee period. The fiscal guarantee period shall be extended for one year for all plants that are replaced.
- 6.2.14 A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

6.3 Open Space:

All parcels for which a building permit and a Certificate of Occupancy have been issued and which do not contain buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted and landscaped,. All such landscaped areas not planted in groundcover or shrub beds will be planted in grasses, preferably sod. Over seeding in fall with cool season native grasses is allowed.

All plantings shall be maintained in good condition. The landscape planting must provide for easy maintenance.

Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.

6.4 Rights of Way:

Areas within the public street right-of-way must be landscaped and irrigated only in accordance with a license agreement with the City.

6.5 Irrigation:

An underground, automatic irrigation system must be installed in all landscaped area, other than areas approved by the Director of Planning for plant materials that do not normally require irrigation. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.

All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

6.6 Parking Areas:

In all vehicular use areas and parking areas, landscaped medians shall be provided along primary access drives, as determined by the Director of Planning. Additional landscape medians shall be provided for every eight (8) single rows of parking. All landscape medians shall be a minimum of 8 feet in width and trees shall be planted in accordance with the same specifications established for street trees in section 6.2.5 above unless otherwise approved by the Director of Planning. This shall be credited against Street Yard Landscape requirements and other applicable landscape requirements. Caliper size, height, measurement and other specifications shall be as specified in *American Standards for nursery stock* (ANSI260.1)

6.7 Planting Plan:

The Owner shall submit a planting plan for parking lot and other on-site landscaping with the submittal of construction plans for each phase of development .

7. UTILITY LINES:

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

8. DESIGN STANDARDS:

8.1 Height:

The maximum height of buildings on the Property shall be 3 floors.

8.2 Building Setbacks:

8.2.1 Minimum building setbacks from the A. W. Grimes Boulevard and Gattis School Road, identified on Exhibit "C" shall be, thirty (30') feet.

8.2.2 Minimum building setbacks from any other public streets shall be twenty (20) feet.

8.2.3 Minimum building setbacks from all internal property lines shall be twenty-five (25) feet. However, this may be reduced to fifteen (15) feet when a joint-access fire lane with the abutting property is approved by the Fire Marshall.

8.3 Phased Development:

When development is phased on the Property and such phasing is designed to be part of a single development, setback requirements will not apply between development phases, unless access to any such development phase is provided directly from a public street, in which case the street yard setback shall apply to the frontage on such street.

9. DRIVEWAY THROAT LENGTH

All driveways that access A. W. Grimes Boulevard or Gattis School Road (except the driveway that accesses the fuel center at the corner of Gattis School Road and A. W. Grimes Boulevard) shall provide a minimum driveway throat of 100 feet. No parking spaces or internal access drives shall intersect with access driveways within this 100- foot throat. Throat length shall be measured from the property line along the street right-of-way.

The driveway from A. W. Grimes Boulevard abutting the fuel center shall provide a minimum throat length of 40 feet on both sides of the driveway. Throat length shall be measured from the property line along the street right of way.

The most westerly driveway from Gattis School Road shall provide a minimum throat length of 100 feet unless the length is reduced in writing by the City Traffic Engineer. In no case shall this throat length be less than 50 feet. No parking spaces or internal access drives shall intersect with access driveways within this 100- foot throat. Throat length shall be measured from the property line along the street right of way.

10. PARKING LOT LIGHTING

All light fixtures shall be shielded or hooded so that light is directed downward to minimize excessive glare and sky glow pollution. Light standards shall be metal poles.

11. TOWN CENTRE REQUIREMENTS

The area identified as Town Centre on the Exhibit D-1, attached hereto shall be constructed in accordance with the following design criteria and a site plan that includes architectural elevations shall be required to be approved by the Director of Planning prior to the issuance of a building permit for any building or structure within the area designated as Town Centre.

The purpose of these design criteria is to create a pedestrian oriented Town Centre, which utilizes the traditional "main street" building forms.

11.1 Building setback from Town Centre Drive.

- Buildings shall be set back between 20 and 22 feet from the edge of the street right-of-way.
- The street yard shall be designated as a sidewalk and landscape easement. Sidewalks shall be constructed along the entire frontage of the block within a minimum of 50 percent of this easement. Sidewalks shall be paved with decorative paving materials and all sidewalk paving materials shall be submitted to the Director of Planning for approval.
- Sidewalks within the sidewalk and landscaping easements shall be connected to on- street parking within the abutting right-of-way using the same paving materials as the abutting sidewalk, as generally illustrated in Exhibit G attached hereto.

11.2 On street parking

- On street parking shall be provided within the right-of-way of Town Centre Drive (100 foot ROW) within the designated Town Centre as generally illustrated in Exhibit G, attached hereto.
- The first parking stalls shall be located a minimum of forty feet (40') from street intersections.

- Street parking shall be credited against all parking requirements for development within the designated Town Centre.
- The remainder of the required parking shall be located behind the buildings fronting onto Town Centre Drive or east of the buildings within the Town Centre area.

11.3 Building design

The following development standards apply to all buildings within the Town Center area.

- All building elevations shall be 100 percent masonry except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean brick, stone or stucco or such other similar quality material approved in writing by the Director of Planning. Stucco shall not comprise more than fifty (50) percent of this exterior finish.
- All buildings shall be permitted flat roofs only when the building contains segments with pitched roof lines that are part of an overall architectural design approved by the Director of Planning. Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved in writing by the Director of Planning.
- All exterior finishes and roofs shall be comprehensively designed and submitted to the Director of Planning for approval.

11.4 Upper story uses

- Upper story uses may include second floor retail or restaurant uses.
- Upper story uses may include studios for artist and craftsmen with galleries on the first floor.
- Upper story offices are permitted without restriction.
- No residential uses shall be permitted on any floor.

11.5 Building height

- Building heights shall be limited to a maximum of three floors.

11.6 Street tree and landscaping requirements

- Street trees shall be planted in the locations generally identified on **Exhibit G** attached hereto. These trees shall comply with the standards set forth in section 6.2 above, except that smaller tree species may be permitted by the Urban

Forester for trees planted on Town Centre Drive. Street trees shall be all of the same species.

- Median trees shall be planted in the median in the center of Town Centre Drive. These trees shall comply with the standards set forth in section 6.2 above. Median trees shall be all the same species or groupings of several species. Median trees need not be the same species as other street trees.
- Street trees within the Town Centre shall be planted, in accordance with the provisions of Section 6.2 above, prior to the issuance of the first Certificate of Occupancy for any portion of the Town Centre.

11.7 Site Plan required

A comprehensive site plan for each side of Town Centre Drive within the designated Town Centre shall be submitted to the Director of Planning, for his approval, prior to the issuance of a building permit for any portion of that side of the Town Centre. The site plan shall include the following:

- A site plan showing the size and location of all buildings, parking, sidewalks, landscaping, loading areas, dumpster locations and signs, including areas within the Town Centre Drive right-of-way.
- Elevations for all buildings including specifications for exterior building and roofing materials.
- Sidewalk paving materials.
- Landscaping location, plant size and species.

11.8 Phasing of Town Centre

The Town Centre shall be constructed prior to the construction of the fifth pad site including the fuel center or the second phase of townhouse development, whichever occurs first. The Town Centre may be constructed in phases.

DEVELOPMENT PARCEL "1"

OFFICE PARCEL

1. DEVELOPMENT STANDARDS:

The Following Development Standards shall apply to all development on portions of the Property, which are identified as Development Parcel "1" on the Master Plan attached hereto as Exhibit "C".

2. PERMITTED USES:

The following principal uses are permitted:

Offices

3. OUTDOORS SALES & DISPLAYS

Outdoor sales and displays are prohibited.

4. PROHIBITED BUILDING MATERIALS:

- 4.1 The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)

- 4.2 The following materials are prohibited on the exterior walls of all buildings and structures (this section does not apply to roofs, windows, doors and trim):

- Sheet metal, corrugated metal, and unfinished Aluminum
- Galvanized Steel

- 4.3 Sheet metal may be approved, at the sole discretion of the Director of Planning, for other minor components such as awnings or special design features.

5. DESIGN STANDARDS:

- 5.1 All building elevations shall be 100 percent masonry except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features and trim. Masonry shall mean brick, stone or stucco or such other similar quality material approved in writing by the Director of Planning. Stucco shall not comprise more than fifty (50) percent of this exterior finish.

5.2 All buildings shall require pitched roofs, with a minimum 6/12 pitch, for a minimum distance of 15 feet inward from all sides of the building. Flat roofs may be permitted for the portions of the roof contained within the pitched roof sections provided they are sufficiently lower than the highest point of the pitched roof required to visually screen roof mounted mechanical equipment. All roof mounted mechanical elements must be visually screened from view from the public from a height that is five (5) feet above grade measured at the lot line of the site on which the building is located. Screening must be compatible with the building design.

5.3 Roofing materials for pitched roof sections shall be limited to tile or pre-finished, non-reflective metal or such other similar quality material approved in writing by the Director of Planning.

5.4 Any wall in excess of seventy-five (75') feet in length shall include off sets approved by the Director of Planning, to preclude a box design.

6. SERVICE & LOADING AREAS:

6.1 Screening Required:

No dock high loading area is permitted unless such area is visually screened from public streets.

6.2 Delivery Vehicles:

All delivery and utility vehicles parked on-site (other than when being actively loaded or unloaded) shall be parked within an area visually screened from public streets.

6.3 Service Areas:

Service areas shall be visually screened from all public rights-of-way. Methods of screening may include walled entrances, evergreen landscaping, and depressed service areas.

6.4 Loading areas:

All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as not to prohibit on-site vehicular circulation when occupied. Loading spaces will be located directly in front of or adjacent to a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty feet (50') from a public street. This provision does not prevent the location of doors that provide common entry to a building from being used for minor deliveries and courier service by vehicles with six or less wheels.

6.5 Trash Storage

Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to visually screen all refuse containers, so as to provide visual screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, split face block, wood, etc.), which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. Gates shall be required only if required to achieve the needed visual screening.

6.6 Ground Mounted Mechanical Equipment:

All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building shall be visually screened and landscaped. Large equipment shall be visually screened and landscaping shall be used to soften the visual appearance of the walls enclosing service areas. Service areas must be paved, and drained.

6.7 Roof Mounted Mechanical Equipment:

All roof mounted mechanical elements must be visually screened from view from a height that is five (5) feet above grade measured at the lot line of the site on which the building is located. Screening must be compatible with the building design.

7. LANDSCAPING:

7.1 Landscape and sidewalk easement:

A thirty-five foot (30') wide landscape easement shall be provided adjacent to A. W. Grimes Boulevard and Gattis School Road as generally identified on Exhibit "C".

A twenty (20) foot wide landscape easement shall be provided along all other public streets.

All areas located within these easements shall be used solely for the purpose of landscaping, and sidewalks, except for, driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property.

Surface drainage swales may be placed within these easements, provided they are approved by the Director of Planning as part of a comprehensive landscape plan.

Drainage detention and water quality structures are prohibited in these easements.

Landscaping within these easements shall be credited against street yard landscape requirements.

7.2 Street Trees:

Street trees shall be planted within the landscape easement adjacent to all public streets. Street trees shall be planted in compliance with the following criteria:

- Street trees along Gattis School Road shall be large size tree species with a minimum caliper size of 3.5 inches planted no more than 40 feet apart.
- Street trees along all other public streets may also include medium size tree species with a minimum caliper size of 2.5 inches planted no more than 30 feet apart; and small size tree species with a minimum caliper size of 1.5 inches planted no more than 20 feet apart.
- Tree species size shall be determined by the Urban Forester.

7.2.1 Street Trees: Street trees shall be planted to avoid interference with streetlights, signage and other fixtures.

7.2.2 Street trees shall be planted at least eight feet (8) from edge of driveways.

7.2.3 Street trees shall be kept out of street intersection triangles at a minimum of 35 feet by 35 feet measured from the face of curb.

7.2.4 Street trees shall be planted a no less than 5 feet from underground utilities and 15 feet from overhead lines.

7.2.5 Street trees shall be planted no less than 5 feet from fire hydrants.

7.2.6 Street trees shall be planted no less than 4 feet from the back of curb.

7.2.7 Caliper size, height, measurement and other specifications shall be as specified in *American Standards for nursery stock* (ANSI260.1)

7.2.8 Planting Plan: The Owner shall submit a street tree planting plan with the submittal of construction plans for the first phase of development on Development Parcel 1 identified on Exhibit C.

7.2.9 Street trees shall be irrigated by a permanent automatic irrigation system constructed to City standards by the Owner

7.2.10 Street trees and their associated irrigation system, along Gattis School Road, shall be planted and inspected prior to the issuance of the first Certificate of Occupancy for any development on Development Parcel 1 identified on Exhibit C.

- 7.2.11 Street trees and their associated irrigation system, along Joyce Lane, shall be planted and inspected as part of the street construction of Joyce Lane prior to street improvements being accepted by the City.
- 7.2.12 A fiscal maintenance guarantee shall be provided by the Owner, which provides for replacement of street trees and repair of irrigation systems for a period of two years. The Urban Forester shall have the authority to identify all trees or other plant materials, which require replacement. The fiscal guarantee shall be extended for one year for plants that are replaced.
- 7.2.13 A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

7.3 Open Space:

All parcels for which a building permit and a Certificate of Occupancy have been issued and which do not contain buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. The landscape planting must provide for easy maintenance. Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.

All such landscaped areas not planted in groundcover or shrub beds will be planted in grasses, preferably sod. Over seeding in fall with cool season native grasses is allowed.

The area located within the 25-year flood plain may be seeded for grass without requiring additional plant materials

7.4 Rights of Way:

Areas within public road rights-of-way must be landscaped and irrigated only in accordance with a license agreement with the City.

7.5 Irrigation:

An underground, automatic irrigation system must be installed in all landscaped areas other than areas approved by the Director of Planning for plant materials that do not normally require irrigation. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.

All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

7.6 Parking Areas:

In all vehicular use areas and parking areas, landscaped strips, islands, peninsulas, medians, or other landscaped areas shall be provided in accordance with the requirements of the Code at the time that a Building Permit is issued.

8. UTILITY LINES:

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

9. DESIGN STANDARDS:

9.1 Height: The maximum height of buildings on the property shall be 2 floors.

9.2 Building Setbacks:

9.2.1 Minimum building setbacks from all public streets, identified on Exhibit "C" shall be, thirty (30') feet.

9.2.2 Minimum building setbacks from all internal property lines shall be twenty-five feet (25'). However, this may be reduced to fifteen feet (15') when a joint-access fire lane with the abutting property is approved by the Fire Marshall .

9.3 Phased Development:

When development is phased on the Property and such phasing is designed to be part of a single development, setback requirements will not apply between development phases, unless access to any such development phase is provided directly from a public street, in which case the street yard setback shall apply to the frontage on such street.

10. DRIVEWAY THROAT LENGTH

All driveways that access Gattis School Road shall provide a minimum driveway throat of 100 feet. No parking spaces or internal access drives shall intersect with access driveways within this 100- foot throat. Throat length shall be measured from the property line along the street right of way.

11. PARKING LOT LIGHTING

All light fixtures shall be shielded or hooded so that light is directed downward to minimize excessive glare and sky glow pollution. Light standards shall be metal poles.

DEVELOPMENT PARCEL "4"

SINGLE FAMILY RESIDENTIAL PARCEL

1. DEVELOPMENT STANDARDS:

The purpose of the following development standards is to provide for quality single-family residential development on with standard sized homes on small lots with reduced yard areas. The housing product placed on these lots will be required to provide designs that reflect a unique character and provide a varied streetscape.

Development Parcel "4", as generally identified on Exhibit "C", shall be developed for Single family Residential uses as permitted in the City of Round Rock SF-2 Zoning District. Development standards for this development shall be those contained in the SF-2 Zoning District with the following exception.

1.1 Minimum Lot area shall be 5000 square feet.

1.2 Maximum height shall be thirty-five (35) feet.

1.3 All homes shall contain a two-car garage.

1.4 Maximum building site coverage 2750 square feet. (includes all areas under roof).

1.5 Minimum building setbacks:

- Street Yards - Street yard setbacks shall be varied from 10 feet to 20 feet, provided that in all cases the face of a garage door shall have a minimum setback of 22 feet. Additionally the face of the garage door shall be setback five or more feet from the front wall of the house.
- Rear Yards - 10 feet
- Side Yards - 5 feet

1.6 The exterior finish of all homes shall be seventy (70) percent stone, brick or cultured stone. Additionally One-hundred (100) percent of the all elevations that front a public street shall be stone, brick or cultured stone. Windows, doors, trim and gables above garages are exempted from this requirement.

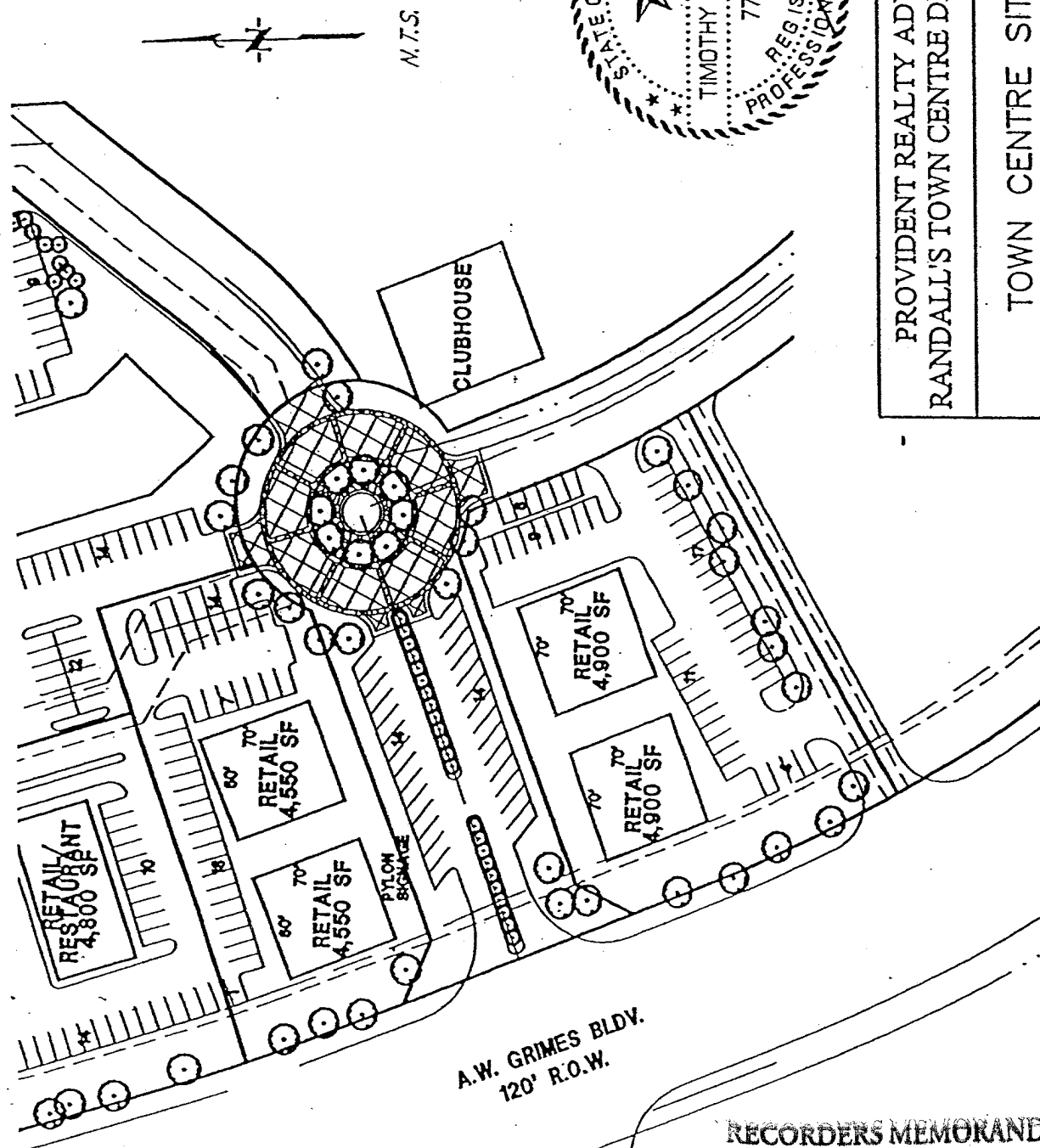
- 1.7 All homes shall contain a minimum of sixteen-hundred (1,600) square feet. The calculation of minimum square footage shall include only areas served by central air conditioning.

2. STREET TREES:

Street trees shall be planted within a 52 foot wide right of way in accordance with the sketch attached hereto as **Exhibit D-2**. Street trees shall be planted in accordance with the following standards:

- 2.1 Street trees shall be planted to avoid interference with streetlights, signage and other fixtures.
- 2.2 Street trees shall be planted at least five feet (5') from edge of driveways.
- 2.3 Street trees shall be kept out of street intersection triangles at a minimum of 35 feet by 35 feet measured from the face of curb.
- 2.4 Size and spacing of street trees shall meet the following criteria:
- Small size trees shall be spaced no more than 20 feet apart with a minimum caliper size of 1.5 inches.
 - Medium size trees shall be spaced no more than 30 feet apart with a minimum caliper size of 2.5 inches.
 - Urban Forester shall classify tree species as Small, Medium or Large.
- 2.5 Street trees shall be planted a no less than 5 feet from underground utilities and 15 feet from overhead lines.
- 2.6 Street trees shall be planted no less than 5 feet from fire hydrants.
- 2.7 Street trees shall be planted no less than 4 feet from the back of curb.
- 2.8 Caliper size, height, measurement and other specifications shall be as specified in *American Standards for nursery stock* (ANSI260.1)
- 2.9 Planting Plan: The Owner shall submit a street tree planting plan in conjunction with the submittal of construction plans for each final plat.
- 2.10 Street trees shall be irrigated by a permanent irrigation system constructed on each lot by the home builder.

- 2.11 Street trees for each lot and their associated irrigation system shall be planted and inspected prior to the issuance of a Certificate of Occupancy for each individual home.
- 2.12 Property Owners Association (POA) shall be established, funded and assigned the responsibility to ensure the ongoing maintenance, repair and replacement of both street trees and the cost of irrigation. The POA shall be provided an easement on each lot to accommodate access to the irrigation system for each lot and shall have the authority to enter onto each lot to turn on irrigation to street trees.
- 2.13 A maintenance agreement shall be provided to the City by the POA, which provides for replacement of trees and repair of irrigation systems for a period of two years.



PROVIDENT REALTY ADVISORS INC.
 RANDALL'S TOWN CENTRE DEVELOPMENT

TOWN CENTRE SITE PLAN

JC JONES & CARTER, INC.
Consulting Engineers
 512 East Riverside Dr., Suite 202 512/441-9493
 Austin, Texas 78704-1368 Fax 512/446-2286
 Job No. A023-001 Date 11/20/01

EXHIBIT
 "D-1"

EXHIBIT
 "D-1"

RECORDERS MEMORANDUM
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 clearly legible for satisfactory recordation.



RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation.

52' ROW

Street Tree

Street Tree

30 feet

4' Sidewalk Continuous
7' planter
Strip

Continuous 4' Sidewalk
7' planter
Strip

Alternative Local Street

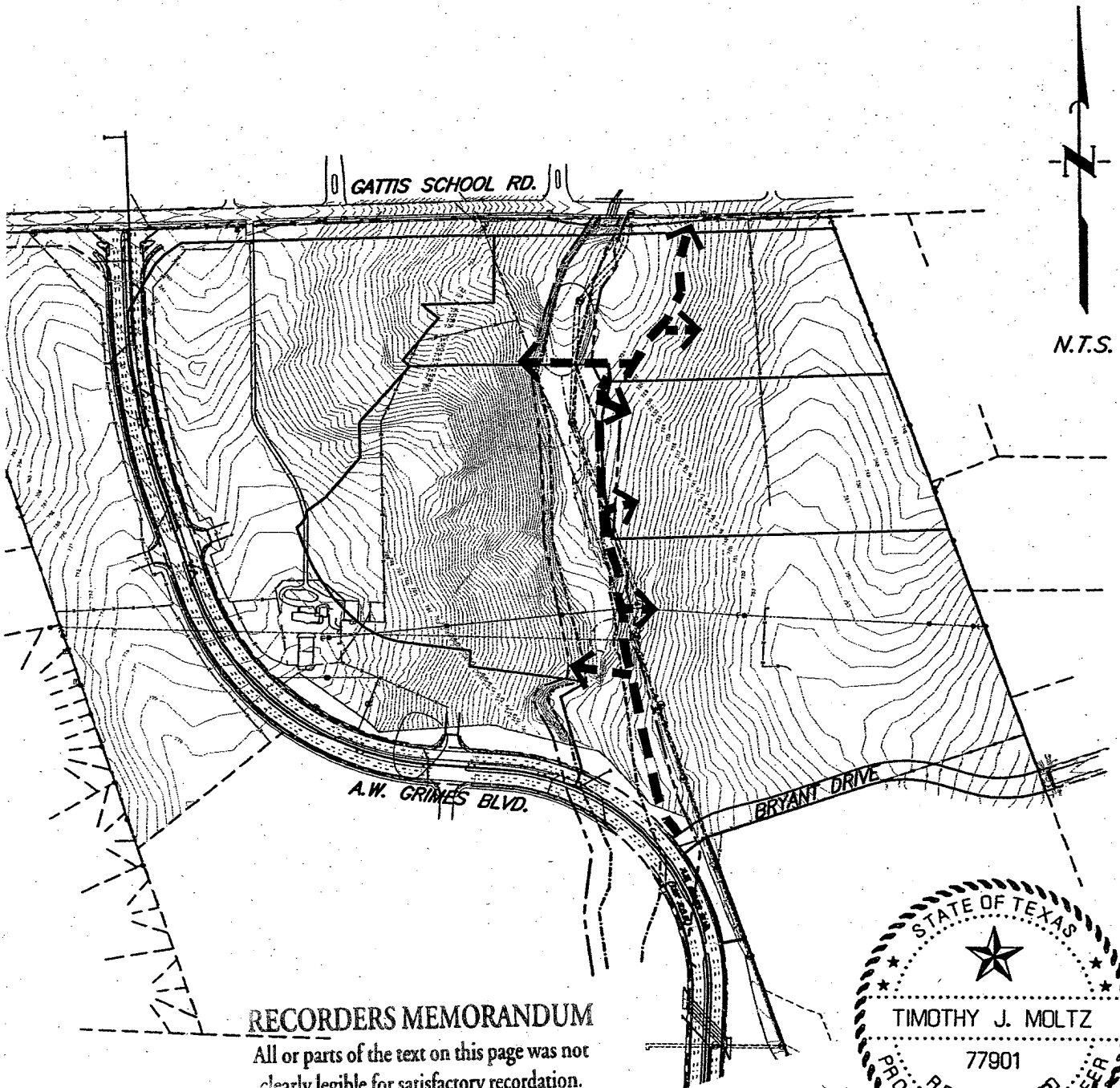
RECORDERS MEMORANDUM
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EXHIBIT

"D-2"

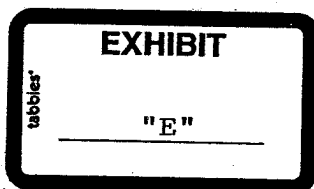
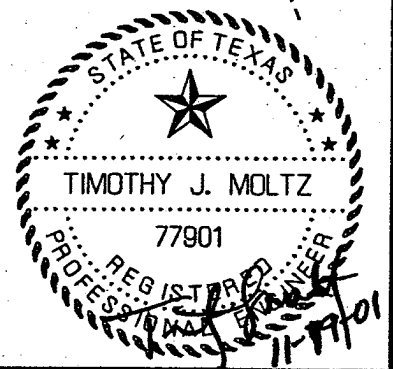
EXHIBIT

"D-2"



RECORDERS MEMORANDUM

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- LEGEND**
- ← --- PROPOSED TRAIL ALIGN
 - 100-YR FLOOD PLAIN
 - 25-YR FLOOD PLAIN

PROVIDENT REALTY ADVISORS INC.
RANDALL'S TOWN CENTRE DEVELOPMENT

TRAIL PATH EXHIBIT "E"



JONES & CARTER, INC.
Consulting Engineers

512 East Riverside Dr., Suite 202 512/441-9493
Austin, Texas 78704-1358 Fax 512/445-2286

Exhibit "E"

Job No. A023-001

Date 11/20/01



2.62 Acre Right-of-Way
ASA Thomas Survey, A-609
Williamson County, Texas

FN 2127R (TWH)
May 8, 2001
SAM, Inc. Job No: 99105-20

DESCRIPTION OF A 2.62 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) AND A CALLED 8.1417 ACRE TRACT OF LAND (TRACT 3) BOTH DESCRIBED IN THE DEED TO TODAY PRA HICKERSON, L.P., AS RECORDED IN DOCUMENT NO. 2000049743 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAID 2.62 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument set in the west line of the remainder of a called 5.00 acre tract of land described in the deed to Vernon L. Jakub and wife, Janeth M. Jakub as recorded in Volume 844, Page 912 of the Deed Records Williamson County, Texas, same being the east line of said Tract 1, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod found for the southeast corner of said Tract 1 bears S 21° 00' 10" E, a distance of 1752.09 feet;

THENCE crossing said Tract 1 and said Tract 3, the following seven (7) courses and distances:

1. S 88° 07' 39" W, a distance of 818.96 feet to a concrete monument set for a point of curvature,
2. with the arc of a curve to the right a distance of 195.27 feet through a central angle of 01° 56' 55", having a radius of 5741.58 feet, and whose chord bears S 89° 06' 03" W, a distance of 195.26 feet to a concrete monument set for a point of tangency,
3. N 89° 55' 29" W, a distance of 182.69 feet to a concrete monument set for an angle point,
4. S 88° 18' 34" W, a distance of 919.46 feet to a concrete monument set for an angle point,
5. S 56° 25' 17" W, a distance of 64.32 feet to a concrete monument set for an angle point,
6. S 42° 56' 03" W, a distance of 50.00 feet to a concrete monument set for an angle point, and
7. S 29° 26' 50" W, a distance of 64.32 feet to a concrete monument set in the proposed east Right-of-Way (ROW) line of Arterial B for the southwest corner of the tract described herein, from which a concrete monument found for a point of curvature in said proposed ROW line bears S 02° 26' 27" E, a distance of 85.11 feet;

THENCE crossing said Tract 3, with said proposed ROW line, N 02° 26' 27" W, a distance of 132.97 feet to a concrete monument found for an angle point;

THENCE crossing said Tract 3 and said Tract 1, with said proposed ROW line, N 53° 33' 53" E, a distance of 67.40 feet to a concrete monument found in the south ROW line of Gattis School Road (a varying width ROW) for the northwest corner of the tract described herein, from which a concrete monument found in the proposed west ROW line of Arterial B bears, S 88° 01' 05" W, a distance of 224.46 feet;

2.62 Acre Right-of-Way
ASA Thomas Survey, A-609
Williamson County, Texas

FN 2127R (TWH)
May 8, 2001
SAM, Inc. Job No. 99105-20

THENCE with said south ROW line, same being the north lines of said Tract 1 the following two (2) courses and distances:

1. N 88° 01' 05" E, a distance of 1037.03 feet to a 1/2-inch iron rod found for an angle point, and
2. N 89° 20' 08" E, a distance of 1135.66 feet to a 1/2-inch iron rod found for the north common corner of said 5.00 acre tract and said Tract 1;

THENCE with the common line of said 5.00 acre tract and said Tract 1, S 21° 00' 10" E, a distance of 39.66 feet to the **POINT OF BEGINNING**, and containing 2.62 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

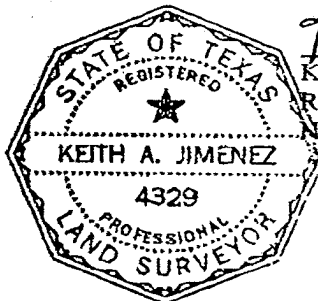
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Keith A. Jimenez, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during March 2001 under my direction and supervision.

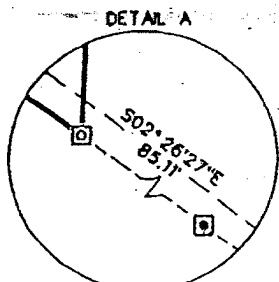
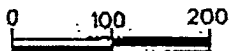
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 9th day of May 2001 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704



Keith A. Jimenez
Keith A. Jimenez
Registered Professional Land Surveyor
No. 4329 - State of Texas

MAY, 2001
ASA THOMAS SURVEY A-609
WILLIAMSON COUNTY, TEXAS
SCALE 1"=200'



DETAIL NOT TO SCALE

TODAY PRA HICKERSON, L.P.
(TRACT 3)
CALLED 8.1417 ACRES
DOC. NO. 2000049743
O.P.R.W.C.TX.

J1
 Δ -01°56'55"
 R-5741.58'
 T-97.65'
 L-195.27'
 CB-S89°06'03"W
 C-195.26'

 L1
 S21°00'10"E
 39.66'

 L2
 S56°25'17"W
 64.32'

 L3
 S42°56'03"W
 50.00'

 L4
 S29°26'50"W
 64.32'

 L5
 N02°26'27"W
 132.97'

 L6
 N53°33'53"E
 67.40'

ASA THOMAS SURVEY A-609
GATTIS SCHOOL ROAD
2.62 ACRES
C1

VERNON L. JAKUB AND WIFE,
JANETH M. JAKUB
REMAINDER OF A CALLED
5.00 ACRE TRACT
VOL. 844, PG. 912
D.R.W.C.TX.

RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.

TODAY PRA HICKERSON, L.P.
(TRACT 1)
CALLED 105.508 ACRES
DOC. NO. 2000049743
O.P.R.W.C.TX.

- LEGEND**
- ☐ CONCRETE MONUMENT SET
 - ◻ CONCRETE MONUMENT FOUND
 - ▲ 60 D NAIL FOUND
 - 1/2" IRON ROD SET W/CAP
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - ⓘ RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - ⌘ IRON ROD FOUND
 - ⌘ IRON PIPE FOUND
 - D.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - D.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
 - D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS

NOTES:

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012, AS PROVIDED BY DOUG ANDERSON, RPLS, SURVCON, INC.

DETAILS ARE NOT DRAWN TO SCALE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Keith A Jimenez 5/9/01
 KEITH A JIMENEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4329, STATE OF TEXAS

DATE



4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
Fax: (512) 328-3029

RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
TODAY PRA HICKERSON, L.P.

PAGE 3 OF 3
REF. FIELD
NOTE NO. 2127R

0.74 Acre Right-of-Way
ASA Thomas Survey, A-609
Williamson County, Texas

FN 2125R (TWH)
May 8, 2001
SAM, Inc. Job No. 99105-20

DESCRIPTION OF A 0.74 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 20.356 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN THE DEED TO TODAY PRA HICKERSON, L.P., AS RECORDED IN DOCUMENT NO. 2000049743 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAID 0.74 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap set in the common line of a called 4.7956 acre tract of land described in the deed to Grace Presbyterian Church, as recorded in Document No. 199940052 of the Official Records Williamson County, Texas and said Tract 2 for the southwest corner of the tract described herein, from which a 1/2-inch iron rod found for the southwest corner of said Tract 2 bears S 19° 44' 42" E, a distance of 2064.28 feet;

THENCE with said common line, N 19° 44' 42" W, a distance of 50.53 feet to a 1/2-inch iron rod found in the south Right-of-Way (ROW) line of Gattis School Road (a varying width ROW) same being the north common corner of said 4.7956 acre tract and said Tract 2, and for the northwest corner of the tract described herein;

THENCE with the south ROW line of Gattis School Road, same being the north line of said Tract 2, the following two (2) courses and distances:

1. N 88° 40' 05" E, a distance of 498.54 feet to a 1/2-inch iron rod found for an angle point, and
2. N 88° 01' 05" E, a distance of 49.69 feet to a concrete monument found in the proposed west ROW line of Arterial B for the northeast corner of the tract described herein, from which a concrete monument found in the proposed east ROW line of Arterial B bears with the south ROW line of Gattis School Road, N 88° 01' 05" E, a distance of 224.46 feet;

THENCE crossing said Tract 2 with said proposed ROW line the following two (2) courses and distances:

1. S 48° 34' 20" E, a distance of 67.37 feet to a concrete monument found, and
2. S 02° 26' 27" E, a distance of 121.10 feet to a concrete monument set for the southeast corner of the tract described herein, from which a concrete monument found for a point of curvature in said proposed ROW line bears, S 02° 26' 27" E, a distance of 89.77 feet;

0.74 Acre Right-of-Way
ASA Thomas Survey, A-609
Williamson County, Texas

FN 2125R (TWH)
May 8, 2001
SAM, Inc. Job No. 99105-20

THENCE leaving said proposed ROW line and crossing said Tract 2 the following five (5) courses and distances:

1. N 33° 21' 29" W, a distance of 63.30 feet to a concrete monument set for an angle point,
2. N 47° 03' 57" W, a distance of 50.00 feet to a concrete monument set for an angle point,
3. N 60° 46' 25" W, a distance of 63.30 feet to a concrete monument set for an angle point,
4. S 88° 18' 34" W, a distance of 424.28 feet to a concrete monument set for a point of curvature, and
5. with the arc of a curve to the right a distance of 35.93 feet through a central angle of 01° 25' 31", having a radius of 1444.39 feet, and whose chord bears S 89° 01' 18" W, a distance of 35.93 feet to the **POINT OF BEGINNING**, and containing 0.74 acre of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

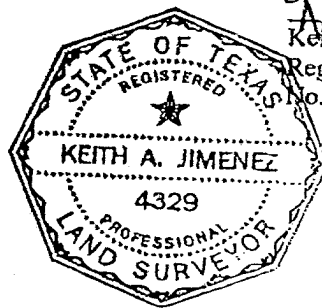
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Keith A. Jimenez, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during March 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 9th day of May 2001 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125.
Austin, Texas 78704



Keith A. Jimenez
Keith A. Jimenez
Registered Professional Land Surveyor
No. 4329 - State of Texas

0.74 Acre Right-of-Way
ASA Thomas Survey, A-609
Williamson County, Texas

FN 2125R (TWH)
May 8, 2001
SAM, Inc. Job No. 99105-20

THENCE leaving said proposed ROW line and crossing said Tract 2 the following five (5) courses and distances:

1. N 33° 21' 29" W, a distance of 63.30 feet to a concrete monument set for an angle point,
2. N 47° 03' 57" W, a distance of 50.00 feet to a concrete monument set for an angle point,
3. N 60° 46' 25" W, a distance of 63.30 feet to a concrete monument set for an angle point,
4. S 88° 18' 34" W, a distance of 424.28 feet to a concrete monument set for a point of curvature, and
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THE STATE OF TEXAS

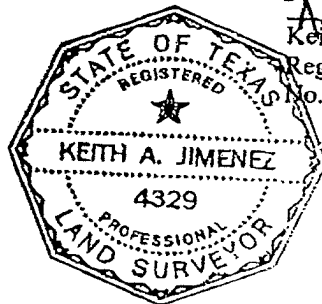
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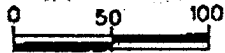
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 9th day of May 2001 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704



Keith A. Jimenez
Keith A. Jimenez
Registered Professional Land Surveyor
No. 4329 - State of Texas

MAY, 2001
ASA THOMAS SURVEY A-609
WILLIAMSON COUNTY, TEXAS
SCALE 1"=100'



GRACE PRESBYTERIAN CHURCH
CALLED 4.7956 ACRES
DOC. NO. 199940052
O.R.W.C.TX.

RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.

C1
Δ-01° 25' 31"
R-1444.39
T-17.97
L-35.93
CB-S89° 01' 18" W
C-35.93

TODAY PRA HICKERSON, L.P.
(TRACT 2)
CALLED 20.356 ACRES
DOC. No. 2000049743
O.P.R.W.C.TX.

ASA THOMAS SURVEY A-609

LEGEND

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- ▲ 80 D NAIL FOUND
- 1/2" IRON ROD SET W/CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ≡ IRON ROD FOUND
- ≡ IRON PIPE FOUND
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
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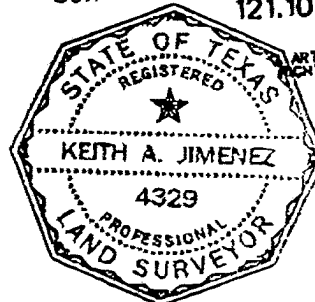
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Keith A. Jimenez 5/9/01
KEITH A. JIMENEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4329, STATE OF TEXAS



RIGHT-OF-WAY PLAT
SHOWING PROPERTY OF
TODAY PRA HICKERSON, L.P.

PAGE 3 OF 3
REF. FIELD
NOTE NO. 2125R



4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
FAX (512) 447-0575

Z-02-01-24-8B1

Town Centre PUD

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

05-09-2002 11:51 AM 2002035296
SUSAN \$215.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Please return to:

①

CITY OF ROUND ROCK
ADMINISTRATION
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

christine
218 5404